



Foss Barn, Sutton Road, Sheriff Hutton, York YO32 5TU

Stephensons

S  
EST. 1871

A rare and exciting opportunity to buy a brand new 3 bedroom barn conversion in an idyllic rural setting in grounds of around .34 of an acre and glorious far reaching views across the surrounding countryside. Located 2 miles south of Sheriff Hutton, 3 miles north of Strensall and 5.5 miles north of York's outer ring road which could not be better placed for the hybrid rurbanist seeking the pleasures of rural living with the convenience and accessibility of town and city amenities.

**Viewings via Easingwold Office 01347 821145**

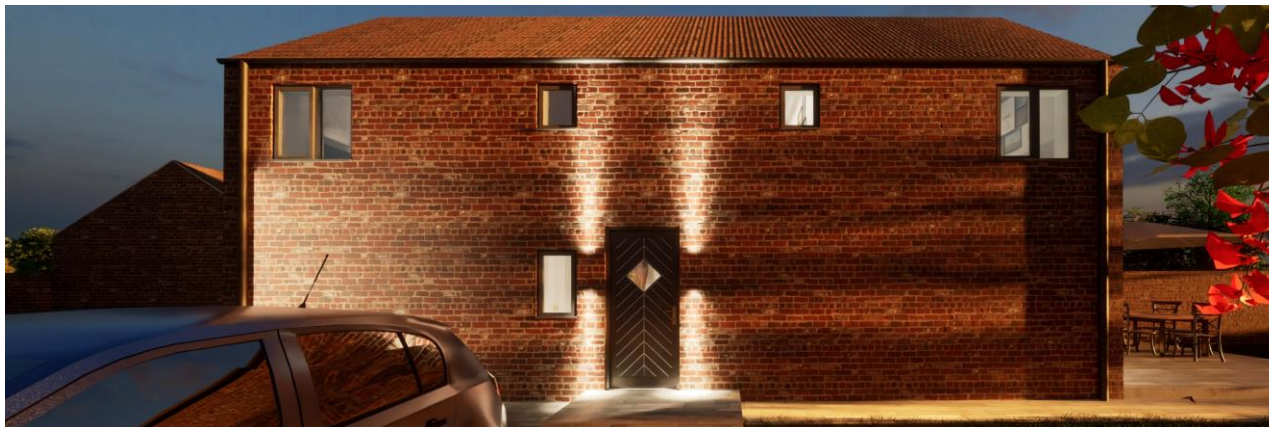
Located around .3 of a mile off an unadopted track off Sutton Road (serving 2 other properties) Foss Barn stands within a plot of approx. .34 of an acre, enjoys glorious far reaching rural views to 3 sides and will come with benefit of off road parking for at least 2 vehicles.

The buyer at this stage of the build process currently has an opportunity to choose and stylize their own kitchen, bathroom, en-suite and floor coverings with a schedule of allowances made available by the developer subject to a formal exchange of contracts. The buyer will also have an option to upgrade any of their interior choices with the overspend being chargeable back to the buyer. Further details on the specific Schedule of Allowances, purchase order deadlines and the developer's preferred choice of suppliers are available upon request.

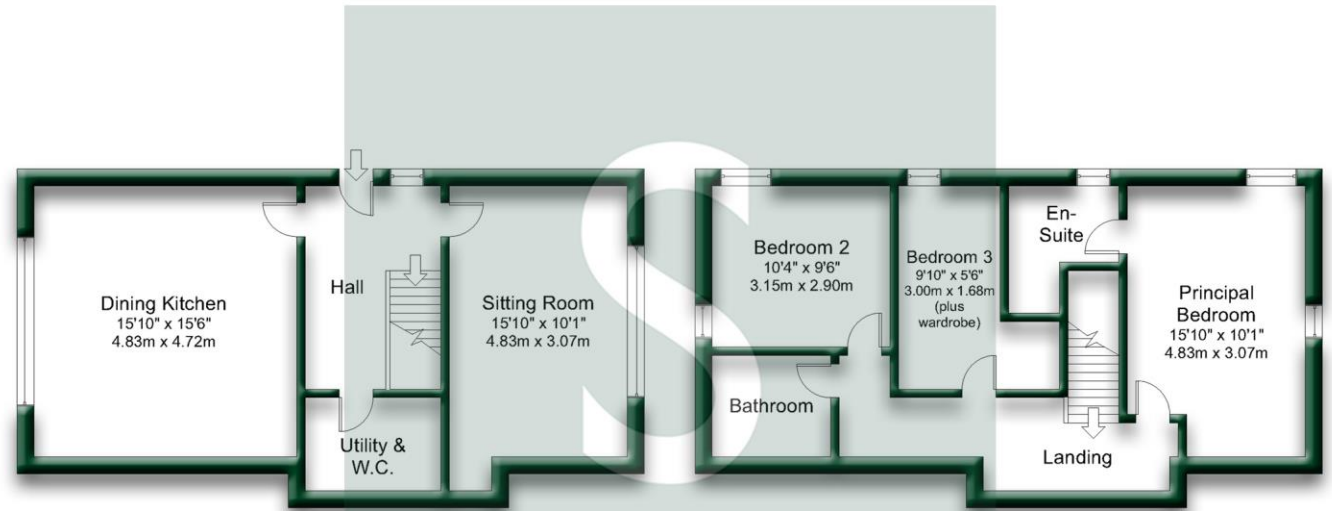
The barn will feature double glazed casement windows and air source central heating system providing a combination of underfloor heating (ground floor only) and radiator heating on the first floor. The property will also come with a Structural Completion Certificate.

Please note that the dwelling is currently under construction by the Yorkshire developer RJV Property Solutions Ltd and the estimated completion date for the barn to be ready for occupation in September/October 2022.

Please also note that all of the images are currently computer generated and for illustration purposes only.







Ground Floor

Est. 1871

First Floor

Gross internal floor area (approx.): 111.4 sq m (1,200 sq ft)

Please note that measurements and floor area have been taken off the original working drawings and are offered purely as a guide only and may be subject to alteration during the build process. Not to Scale. Copyright © Apex Plans.

### Directions

From Strensall via Sheriff Hutton Road continue for approx. 2.5 miles before turning left into Sutton Road followed by your 1<sup>st</sup> right and continue for .3 of mile where the barn will be on your left hand side.

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