



## School House Hill Top, Barlby

£450,000

- Deceptive & Versatile Living Accommodation
- 2 Reception Rooms
- 3 Bedrooms to Main House
- EER 36 (F)
- Former School
- Dining/Living Kitchen
- Family Bathroom/wc
- With One Bedroom Self Contained Annexe with En-Suite
- Utility Room
- Off Street Parking

One of the villages most characterful and historic properties, delivering deceptive and versatile living accommodation set within generous grounds of 0.11 acre.

School House is an Edwardian property, built in 1911 and a former school before being skilfully converted into a residential dwelling. The present owners purchased the property back in 2004 and have since carried out a comprehensive programme of internal renovation works which has seen the house significantly extended and modernised throughout, restoring some of the finest period features whilst blending the history with contemporary living.

The major works were completed in the last 5 years when planning permission was successfully permitted for a one-bedroom self-contained annexe, built onto the existing property's rear elevation. Expertly designed by the architect, it was imperative the balance of the property wasn't compromised, whilst also leaving the flexibility in place to either incorporate the annexe into the main house to create an extensive family home or even run a small operation business subject to consent.

The main house is entered through a front entrance door which leads into a lobby having a useful storage area underneath the stairs and an original solid oak turned staircase leading to the first floor accommodation.

To the right hand side of the property is a formal dining room, with an abundance of traditional and original features which includes the solid wood flooring, open fire with surround, and architrave. A window is positioned to the front and side elevation to allow ample natural light. The dining room has multiple options and doesn't necessarily have to be used for dining purposes. The room is spacious yet cosy and would make for a lovely second reception room, play room or study depending on the individual(s) requirements.

Situated behind the dining room is the property's main lounge, enjoying a fairly square room with plenty of space for lounge furniture. There is the ability to install a wood burning stove, albeit with the chimney needing appropriate action by a professional chimney sweeper.

The kitchen was installed more recently and is without doubt the hub of the home. The present owners carefully selected the style of which balances the character of the property with more modern day living. A number of wall and base grey gloss units adjoin the left hand side, incorporating a range of built in appliances which include a microwave, dishwasher and Rangemaster cooker. Great attention to detail was applied and the design maximises storage and space, enjoying a matching central island with the same solid oak work surfaces. There is a really important pantry just off the kitchen which houses the property's gas central heating boiler and other free standing white good appliances.

The utility room was incorporated as part of the architectural plans and design and is what acts as a midway point between the main house and annexe. The utility room itself houses all the white good appliances and the Annexe's boiler along with additional units and important skylight allowing natural light to come in.

There is a separate ground floor wc and hand wash basin before entering into the annexe accommodation.

The majority of the annexe is made up of a generous living and kitchen space with a special note of the natural light passing through two large sky lights and double glazed window to the front elevation. It is important to stress that this is a ready made self contained annexe, the flexibility and versatility of incorporating this into the main house is one exciting prospect, particularly for those looking for a more substantial family home.

The annexe can also be entered by its own private front door which leads into a front lobby area. The kitchen comes equipped with cooking facilities and recess for white good appliances. Located next door to the main living area is a wonderful en suite bedroom, having its own private courtyard style garden to the left and a tremendous en suite shower.

The shower room has a beautiful contrast of full height surrounding tiling with bespoke sanitary wear and a walk in shower beyond.

Back to the main house and the upstairs living accommodation, a central landing gives access to three generous double bedrooms, all benefiting from period features and a cast iron radiator. A real sense of spaciousness is enjoyed by the height of the ceilings and also the natural light passing through, particularly with the two windows in bedroom one and two.

The internal accommodation is completed by a quirky yet practical house bathroom, situated on the left hand side of the property in what was a historic two storey extension. A step up quite literally into the bathroom demonstrated the quirkiness and soon unfolds to a really impressive bathroom, enjoying a walk in shower and a roll top bath with shower attachment with chrome heated towel rail fitted above. There is full height surrounding tiling along with a hand wash basin and low flush wc.

Externally, the property is set back from the main road and in turn leads through a pair of wooden gates onto a substantial hardstanding driveway. The property's boundaries are self explanatory and enclosed to all sides. The majority of the front space is currently used for extra parking and was designed like this by the owners for easy and low maintenance. However, there is enormous potential to have a more traditional lawned garden, which also runs along the left hand side of the property.

Barby is a popular and beautiful village of just over 5,500 residents complete with a primary and secondary school, pharmacy, local Nisa shop and a brilliant regular bus service. Edged by the River Ouse to the West and Skipwith Common to the East, it is a great part of Yorkshire with quick and easy access to York, Selby, and Leeds, and throughout the county. Many local residents love the river walks along with the close proximity of York and McArthur Glen designer outlet shopping centre.

The property represents the perfect opportunity for those looking for a similar opportunity and as the acting agents we strongly recommend an early inspection. All viewings are strictly by appointment only.

EER- 36 (F)

Tenure - Freehold

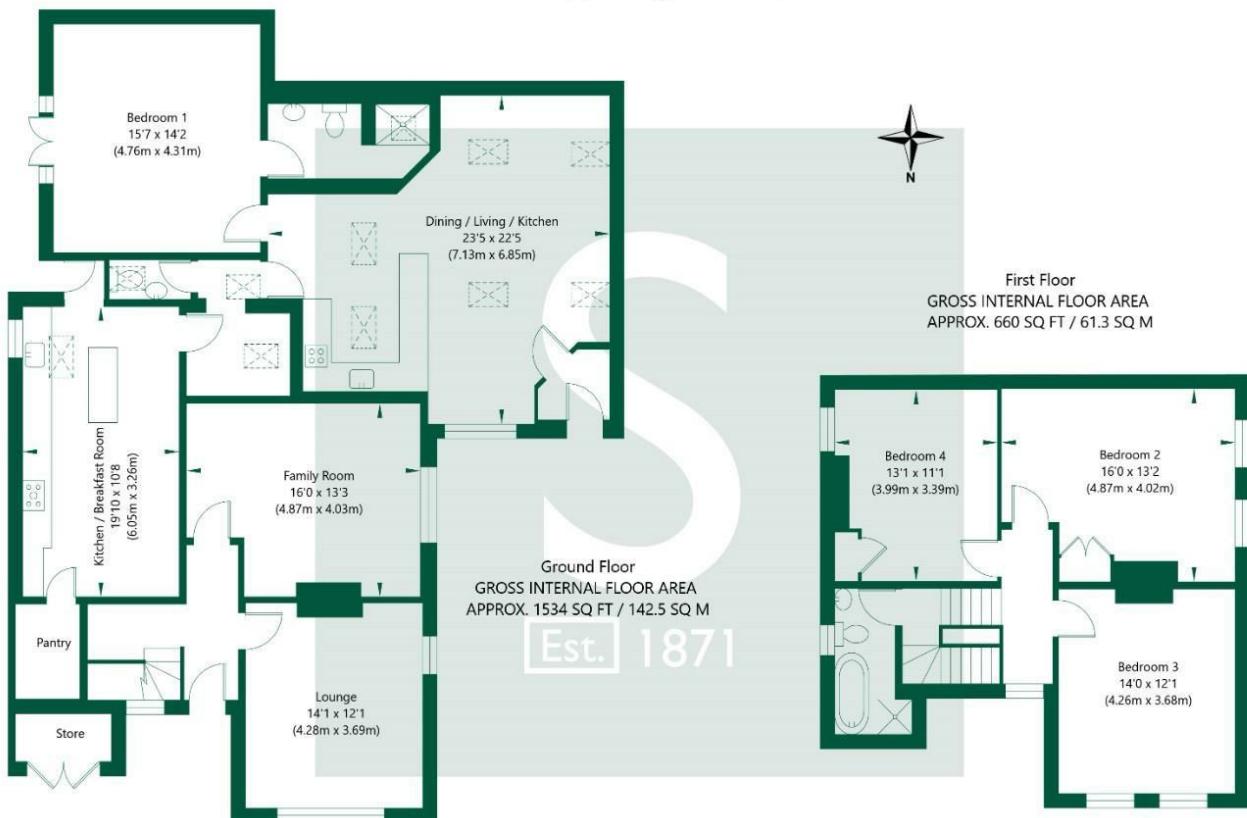
Council Tax - North Yorkshire Council - Band C

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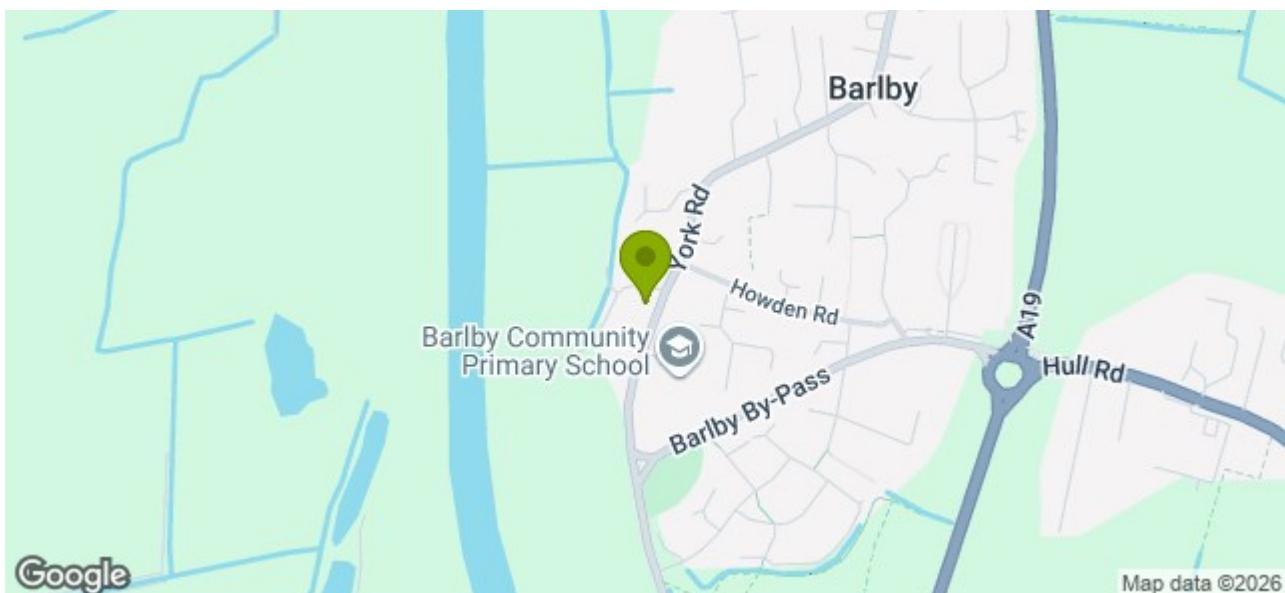
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2194 SQ FT / 203.8 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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