



Okedene Barns Sweeming Lane, Little Fenton

£925,000

- Equestrian Opportunity
- 3 Bedrooms
- Open Plan Kitchen/Dining Area
- 5 Acres, Stables & Arena
- Dressing Room & En-Suite to Principal Bedroom
- Delightful Setting
- Delightful Barn Conversion
- Generous Lounge
- EER 60 (D)

Equestrian opportunity with detached family home, 5 acres, stables and arena.

A luxury 3-bedroom barn conversion showcasing contemporary and open plan living accommodation all on one level with views across the land to the rear and beyond. The conversion of the former barn and outbuildings commenced in 2021, following a successful planning application. The present owners carefully considered the layout of the proposed dwelling, focusing the attention on maximising space whilst also being able to showcase the modern open plan living arrangement.

The architect's brief was centred around having the bedroom accommodation to the front of the dwelling and the kitchen and living space towards the rear, mainly to make the most of the adjoining paddock land and views. The owners have concentrated on the internal specification and attention to detail, with a tremendous bespoke kitchen and luxurious house bathroom.

The construction and design includes a number of full height windows, with every room also benefiting from a double glazed window to complement the property with natural lighting throughout.

The property welcomes you through a composite front door into the tremendous open plan kitchen, showcasing a number of surrounding fitted shaker style units finished in a dark grey matt colour, with soft close and oak work surfaces over. Built into the units are a number of integral appliances. The kitchen seamlessly merges into a designated dining area, although it can be an extension to the main living space depending on the individual(s) requirements. French doors lead out onto the rear patio area.

The main living area is deceptively spacious, enjoying ample room to facilitate appropriate lounge furniture. Two roof lights and three full height glass windows provide an abundance of natural light not only into this main living space but throughout the entire property.

The bedroom accommodation is located to the front of the property and benefits from three well proportioned double bedrooms and house bathroom. The principal bedroom suite enjoys a generously sized bedroom and is complemented by a walk in dressing room and en suite shower. All three bedrooms benefit from a double glazed window and radiator.

The internal accommodation is completed by an exceptional, elegant house bathroom, finished to the highest of standards, with a beautiful freestanding bath with taps and separate shower attachment over. There is also a walk in shower with head and hand attachments. There is a bespoke vanity hand wash basin with a touch control illuminated mirror with backdrop LED lighting. The bathroom is finished with elegant brown tiled flooring which continues up the wall surrounding the shower area.

Externally, the property sits on the fringes of the village, Little Fenton, neighbouring open countryside, in what is regarded, as a rural and quiet village setting.

The property will be found hidden and set back from Sweeming Lane. A right turn leads onto a private road, sweeping slightly left, where the property will be found behind a set of gates. The grounds of the property and purpose built stables and menage have been built purely with equestrian in mind, as the present owners have a passion and love for horses.

The grounds extend to approximately 5 acres, being divided into 8 paddocks, menage, turning out paddocks and more private garden space. Each paddock is enclosed with post and rail fencing and there is a 25m x 45m all-weather menage. Each paddock has a water supply and is enclosed.

The stables and garage situated adjacent to the main dwelling measures over 2,000 sq ft and is divided into 6 stables, tack room, wash room and single integral garage. There is mains water and electric connected to the building which has proven to be an invaluable asset to have with the present owner's equestrian interests.

A more private residential garden is situated to the rear of the property, being predominantly laid to lawn and enclosed to all sides. There is an extended patio immediately from the house which faces directly south and enjoys the sunshine through the day and into the evening. A garden shed is included within the sale.

Little Fenton is a highly desirable area, situated approximately 15 miles east of Leeds city centre and approximately the same distance to York. Regular commuters will appreciate the connection links, the A1 and M62 providing links to Leeds, Hull, York and further afield. There are direct rail links with London and Edinburgh from Selby (7 miles away) and Leeds/Bradford airport lies about a 45 minutes' drive away.

Given the nature of the village and location, there is great off road hacking routes available and numerous equestrian competition centres within close proximity. The property is further enhanced by planning permission for an additional garage/workshop.

Okedene provides one of those increasingly rare opportunities to acquire such a beautiful family home with the equestrian land and facilities on the doorstep within your privately owned grounds. It lends itself perfect with families and those that appreciate the quiet and peaceful rural setting. It is therefore, as the acting agents we strongly recommend an early inspection. Viewings are strictly by appointment.

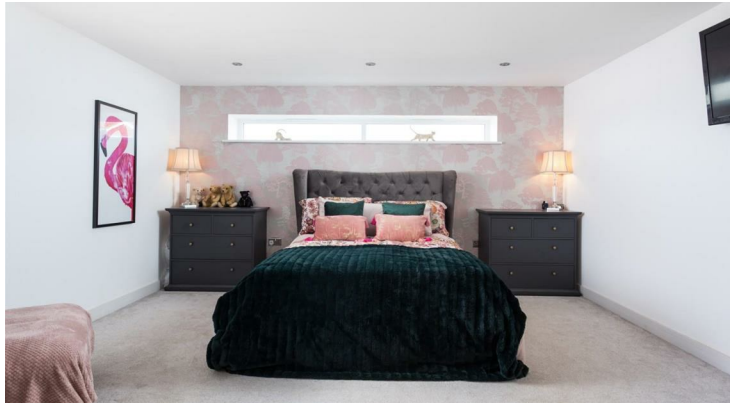
EER- 60 (D)

Tenure - Freehold

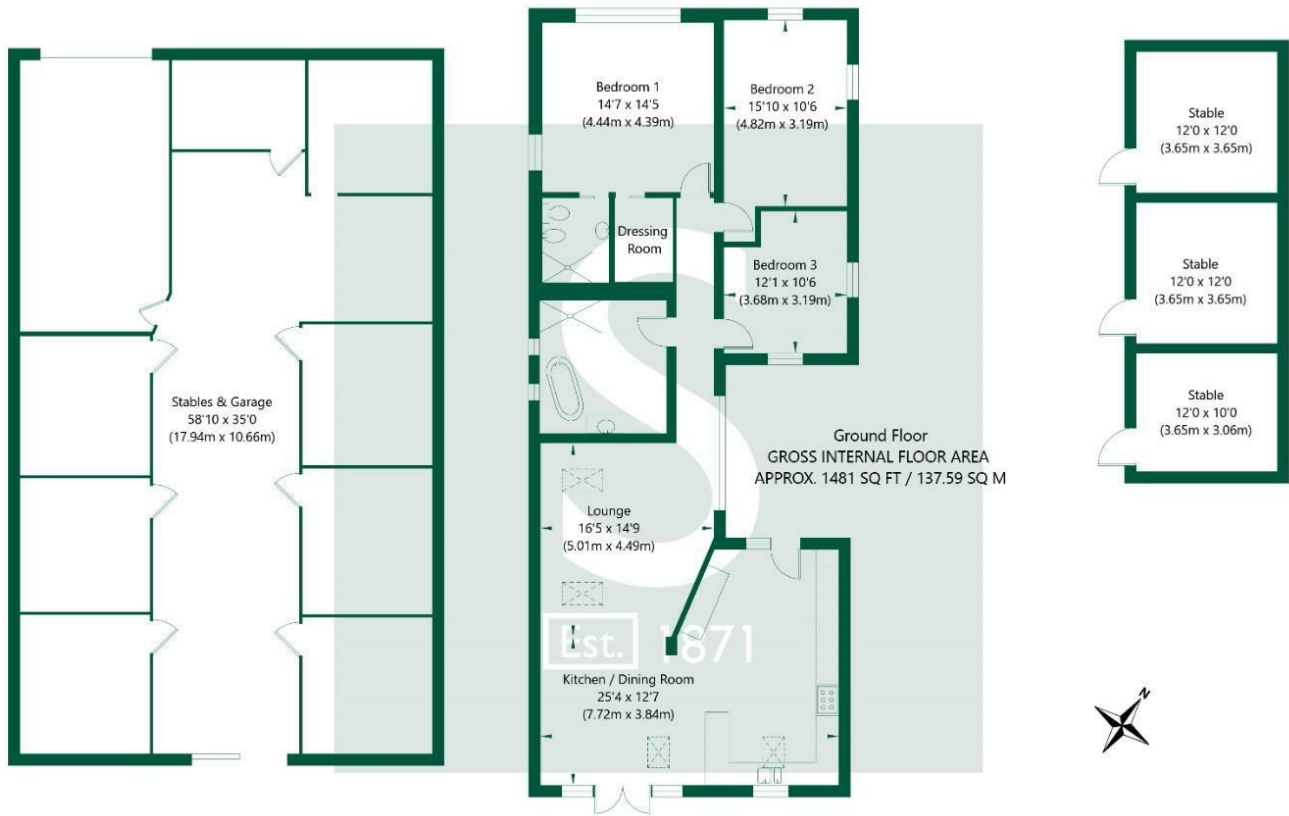
Council Tax - North Yorkshire Council - Band E

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.





Sweeming Lane, Little Fenton, LS25 6HF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1481 SQ FT / 137.59 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2024



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

