



## Manor Barn , Newland

£595,000

- Detached Barn Conversion
- First Floor Lounge
- En-Suite & Dressing Area to Master Bedroom
- EER TBC
- Small Paddock
- 4 Bedrooms
- Double Garage
- Appointed to an Exceptional Standard
- Kitchen, Utility Room, Ground Floor Shower Room
- Total Plot Size 0.53 Acre

An exceptional detached barn conversion, showcasing fine architectural work and impeccable living accommodation. Occasionally a property of quite exceptional quality comes to the market and the sale of Manor Barn provides one of those increasingly rare opportunities.

Believed to have been built in the mid 18th century, Manor Barn is an extensive family home, delivering over 2,450 sq. ft. of internal accommodation, being further complemented by a double garage and small paddock to the rear in a total plot size of 0.53 acre. Quite the historic journey, this is the first time live to the open market.

Works commenced in 1997 for the conversion of Manor Barn and was completed early part of 2001 by a local developer. The barn had undergone a comprehensive programme of renovation and refurbishment which has seen the internal accommodation significantly enhanced, reconfigured, extended and the entire building refurbished, whilst restoring many original features of the barn.

The property provides spacious and well planned accommodation appointed to an exceptional standard throughout, being skilfully designed with family living and entertaining in mind. The property is maintained to the current owner's specification and with meticulous attention to detail, complemented by inspiring fixtures and fittings. At the time of construction, the focus was on an extensive and sympathetic restoration of the property, having many original features blending the history of the house with modern day living.

With a tremendous barn style front opening, a front door leads into a generous sized lobby having easy access to the entire accommodation. This space has been previously used for a range of purposes, including a more open plan home office, children's play area and designated area for the seasonal Christmas tree and decorations.

The ground floor offers particularly adaptable and versatile living accommodation, which flows well and has the right balance of family and more formal rooms. A modern kitchen is located towards the rear of the property, comprising a comprehensive range of wall and base units to three sides with black granite work surfaces over in addition to a breakfast bar. A number of integral appliances are included such as ceramic hob with hood over, dishwasher and recess space for an American fridge freezer.

Located off the kitchen is an important utility room, having a full height built in storage cupboard, rear door access to outside and provisions for laundry facilities.

Internal French doors lead into the property's formal dining room, having three casement windows to the front elevation and ample space for appropriate furniture.

To the opposing side, the ground floor is further enhanced by a home office and fourth bedroom, which can be occupied as a snug or play room depending on the individual(s) requirements. The ground floor is completed by a cloakroom/wc.

A tremendous galleried landing leads to the first floor arrangement giving access to the main sitting room, two double bedrooms and house bathroom. Furthermore, there is a dressing area with secondary stairs leading to the master bedroom on the top floor.

The main sitting room is positioned in a slightly unorthodox position, although it works incredibly well making most of the triple aspect, elevated views over the river and down the garden to the paddock. There is a gas fire set within a brick surround fireplace provides added character to the room along with exposed wooden beams to the ceiling. The room is extensive and provides more than enough space for appropriate lounge furniture.

A quirky design to the barn is the top floor bedroom, which with the dressing area and en suite shower makes for the perfect principal suite. Again, wooden exposed beams deliver character with two Velux windows overlooking north and south.

The house bathroom comprises a large rectangular bath with hand wash basin and low flush wc.

Externally, the property will be found in the heart of this rural village location, known to many as a delightful area with country walks.

The barn itself fronts onto the main road with a shared driveway along the right hand side which in turn leads onto an extensive hardstanding area providing off street parking for several motor vehicles. Found behind the barn is a double garage having power and lighting connection available inside. There is a store room adjacent along with an EV charging point to the front elevation.

One of the main selling features of Manor Barn is the grounds which comes with the property. Set within 0.53 acre, the outside space is divided into a family garden with an enclosed small paddock behind. The boundaries of the property can be clearly identified by the red verge on the plan enclosed within these particulars.

The outdoor space is predominantly laid to lawn and enclosed to all sides by fenced or tree lined boundaries. The present owners adore the outdoor space which has provided countless family memories.

Agents notes - we understand the large oak tree situated in the small paddock is subject to a Tree Preservation Order.

This property is a perfect example of a spacious family home with generous outdoor space and is perfect for those buyers who value a peaceful and quiet setting. An early inspection is highly advisable. All viewings are strictly via appointment only.

EER- 54 (E)

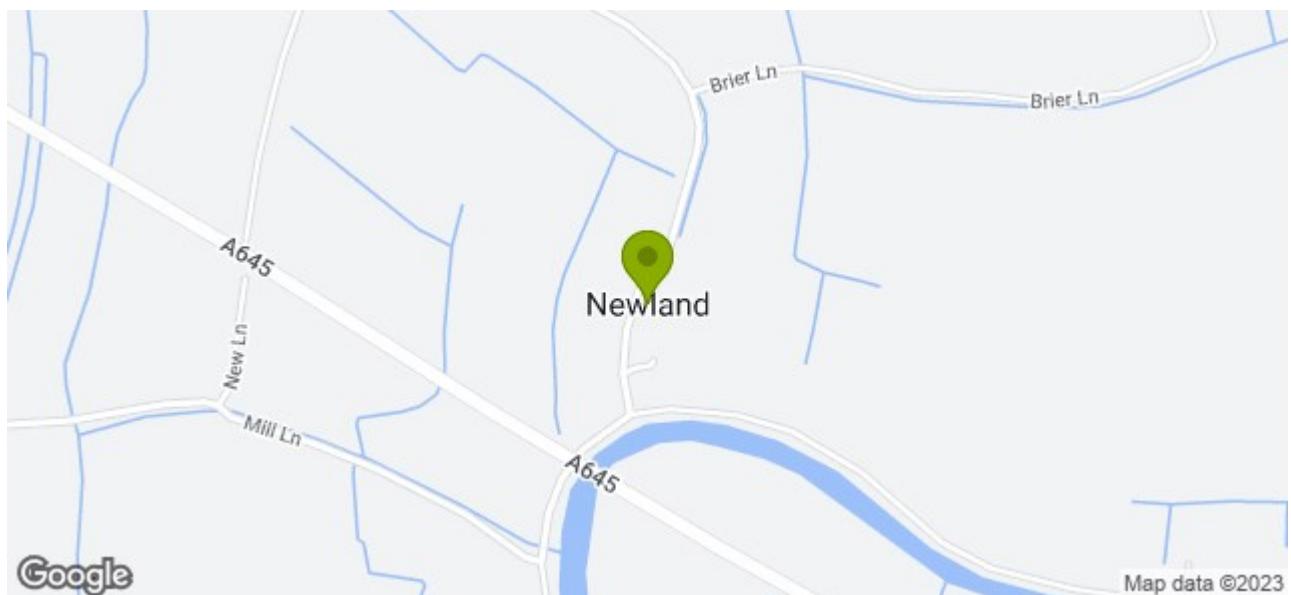
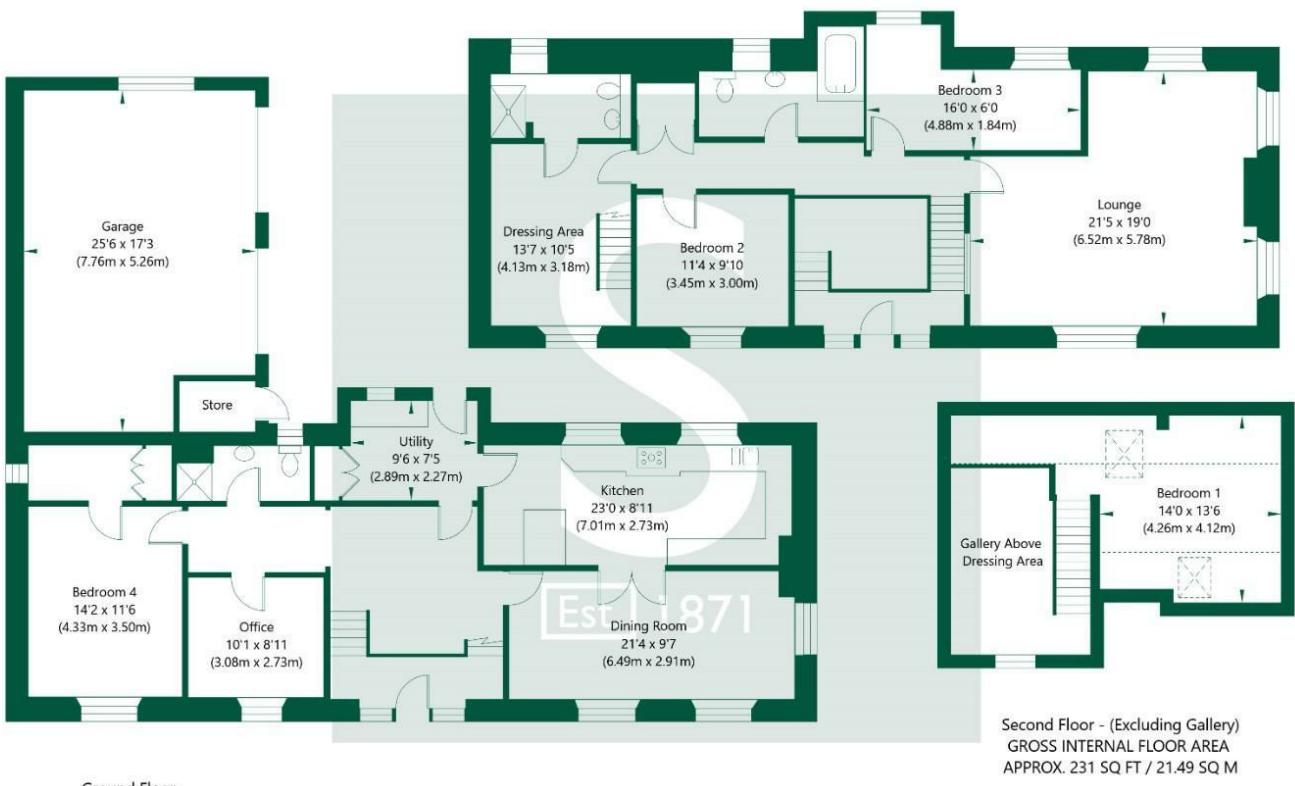
Tenure - Freehold

Council Tax - North Yorkshire Council - Band F

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







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