



## Ladyship Barn , Wistow Lordship

£650,000

- Delightful Barn Conversion
- High Specification Kitchen
- Superb Open Plan Kitchen/Dining/Lounge Area
- 5 Bedrooms (2 to Ground Floor)
- Ground Floor Shower Room
- Utility Room
- En-Suite & Dressing Area to Bed 1
- Family Bathroom
- Rural Setting

An extraordinary barn conversion, boasting over 2,000 sq. ft. of accommodation, neighbouring beautiful open countryside.

Now known as Ladyship Barn, this magnificent family home has been created from a former agricultural building. Back in 2019, the present owners secured their purchase of this redundant barn building with Class Q permitted development consent to create a residential dwelling.

Work commenced that same year and completed late 2022 following a comprehensive restoration and reconfiguration of the property, to now showcase one of the finest barn conversions made available to the open market. The owners have focused on retaining some original features of the barn, whilst contrasting a more industrial design with materials that deliver bespoke individuality.

The flow of the house was given extraordinary consideration so that the occupants can make use of the rooms and can also retreat to the open plan living space which makes up a larger proportion of the ground floor arrangement. The architectural brief was to create a house which enjoys expansive and flowing accommodation to the ground floor and flexibility, all of which have been completed to the highest of standards.

As one would expect with a house of this calibre, there is a large, high specification kitchen fitted with an extensive range of white and darker wood effect units beneath contrasting quartz worktop, finished with quality appliances. A central island takes centre stage, positioned so that the open plan living arrangements can be enjoyed, particularly whilst dining and entertaining.

The open plan space has been designed so that the living space and kitchen area can be enjoyed as one with tremendous views across the open countryside thanks to a set of bespoke sliding doors and full height windows. The materials used, fixtures and fittings are inspiring and have blended into an architectural and design masterclass.

The ground floor is further enhanced by two bedrooms, utility room and secondary shower room. The bedrooms in particular provide versatility and can be used for a range of purposes such as a home office or snug depending on the individual(s) requirements.

On the first floor there are a total of three double bedrooms, one en suite and a beautiful house bathroom. The principal suite is the choice bedroom, again carefully designed with the large glass window purposely positioned to maximise the views whilst also enjoying a walk-in dressing area. All have been tastefully decorated and offer arresting views of the surrounding grounds and countryside beyond. The house bathroom has been elegantly designed, using a range of recycled materials and bespoke sanitary wear. Slightly elevated is a stunning bath with natural light from a Velux window.

To maximise space, the owners have created a home office located at the top of the stairs with a glass balustrade and partially exposed brick walls. Equally, this could be a stunning little area to enjoy some reading or down time.

Externally the property optimises modern architecture with the nature of the building contrasting the wooden cladding, original brick and large glass windows. The grounds of the property are deceptively spacious, enjoying an enclosed area to all four sides by fenced boundaries and a maintenance friendly set up. Off street parking is designated alongside the right-hand side with further space to facilitate additional cars if required.

The property sits within a peaceful and idyllic countryside position in a sleepy rural spot known as Wistow Lordship. With open countryside and dog walking pursuits on the doorstep, the location of Ladyship Barn is admired by all.

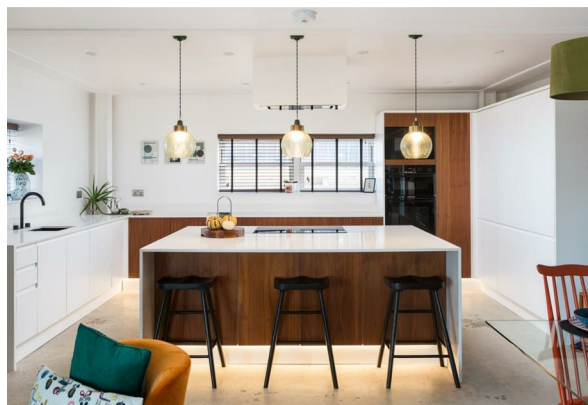
The property represents a unique and unparalleled opportunity to acquire this tremendous and admirable barn conversion, which delivers incredible living accommodation. All viewings are strongly encouraged and strictly by appointment only.

EER- 81 (B)

Tenure – Freehold

Council Tax – North Yorkshire Council - Band F

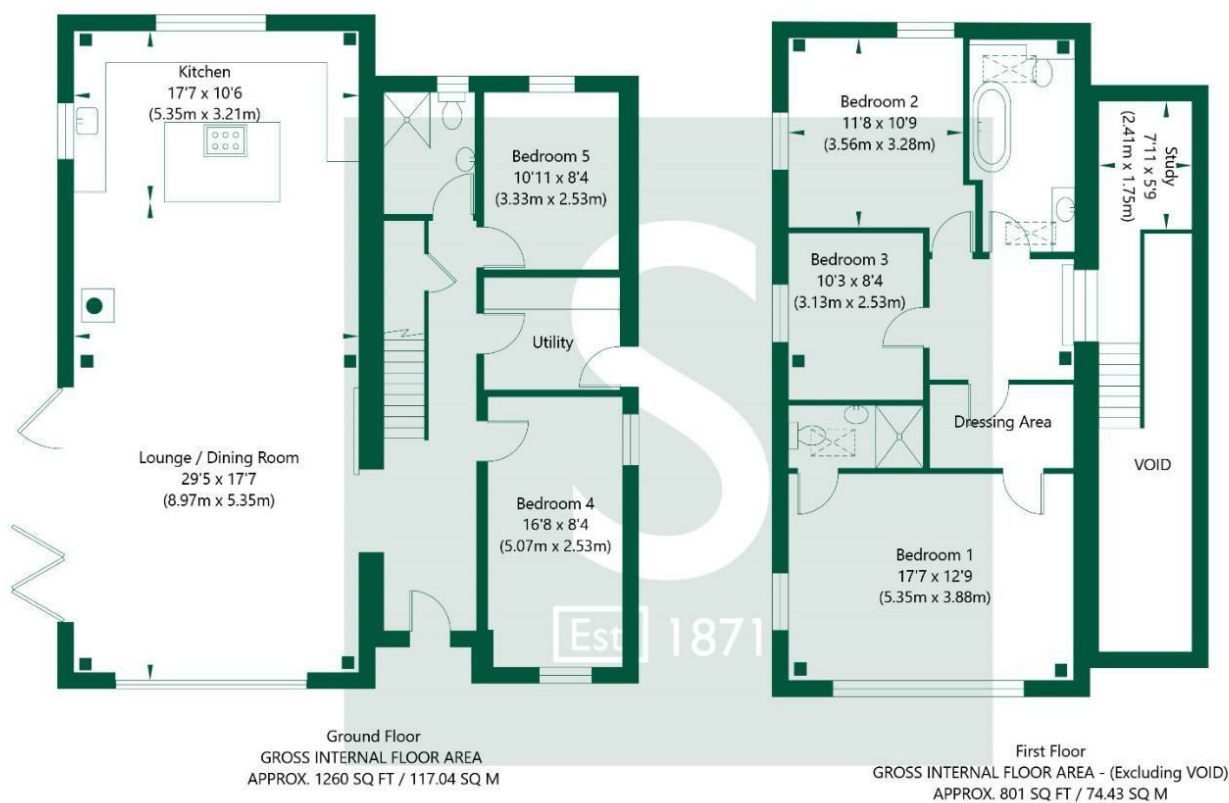
Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.







## Ladyship Barn, Wistow Lordship, YO8 3RS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2061 SQ FT / 191.47 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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