



## Back Lane, Green Hammerton Guide Price £595,000

\*\*\* CHARACTERFUL BARN CONVERSION \*\*\*

Located within this exclusive courtyard setting is this spacious, approx. upwards of 1,750 sq ft, four bedroom property with sitting room, kitchen/dining room, utility, large single garage, and to the rear is the enclosed south facing private garden with original brick outbuilding and timber built summerhouse.





## Accommodation

The property is entered into a spacious entrance hall with a cloakroom/WC, staircase leading off to the first floor landing, and an under stairs storage cupboard.

The sitting room is generous in size and features exposed timber beams, a large bay window allowing for plenty of natural light, and a spectacular brick built open fireplace, and opens out to further flexible space with French doors leading out to the garden beyond.

The kitchen/dining area is tiled throughout and features timber worktops with matching high and low level storage cupboards to three sides, and has a range of integrated Neff appliances to include a microwave, oven & grill and electric hob with matching extractor canopy over. There's also freestanding space for a dishwasher and a large fridge freezer. Leading off the dining area is a rear entrance hall providing access into the garden.

From the dining area is a useful utility room which benefits from space and plumbing for both a washing machine and tumble dryer. The utility houses the oil central heating boiler and also has an internal access door into the garage.

The first floor accommodation is serviced by a double landing, the first of which is a long landing with airing cupboard, which leads to three well proportioned bedrooms and the house bathroom. The second landing leads to the spacious principal bedroom suite featuring exposed timber beams throughout, a dressing room with fitted wardrobes, and an en-suite with surrounding tiled splash backs which includes a shower, low flush WC and a wash hand basin with fitted storage cupboards.

The second bedroom is a good sized double which features fitted double fronted wardrobes and a modern sash window. Bedrooms three and four also feature modern sash windows and have freestanding wardrobe space.

Completing the upstairs accommodation is the house bathroom which includes surrounding half height tiled splash backs, a standing wash hand basin, heated towel rail, bathtub, low flush WC and an enclosed shower with full height tiled splash backs with glass door screen.

## To The Outside

To the outside, the property benefits from a brick paved driveway for multiple vehicles which leads to the large 1.5 size garage with timber doors, electric and the oil tank.

The south facing enclosed and private rear garden benefits from an extended patio and large lawned area, which is bordered by flower and shrub beds. Included within the sale is a timber built summerhouse and an original brick built outbuilding, benefiting from power and light.

## Energy Efficiency

The property's current energy rating is E (50) and has the potential to be improved to an EPC rating of C (69).

## Additional Information

Tenure: Freehold

Services/Utilities: Electricity, Water and Sewerage are understood to be connected, the property is heated via oil central heating.

Broadband Coverage: Up to 76\* Mbps download speed

Council Tax: F - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

\*Download speeds vary by broadband providers so please check with them before purchasing.

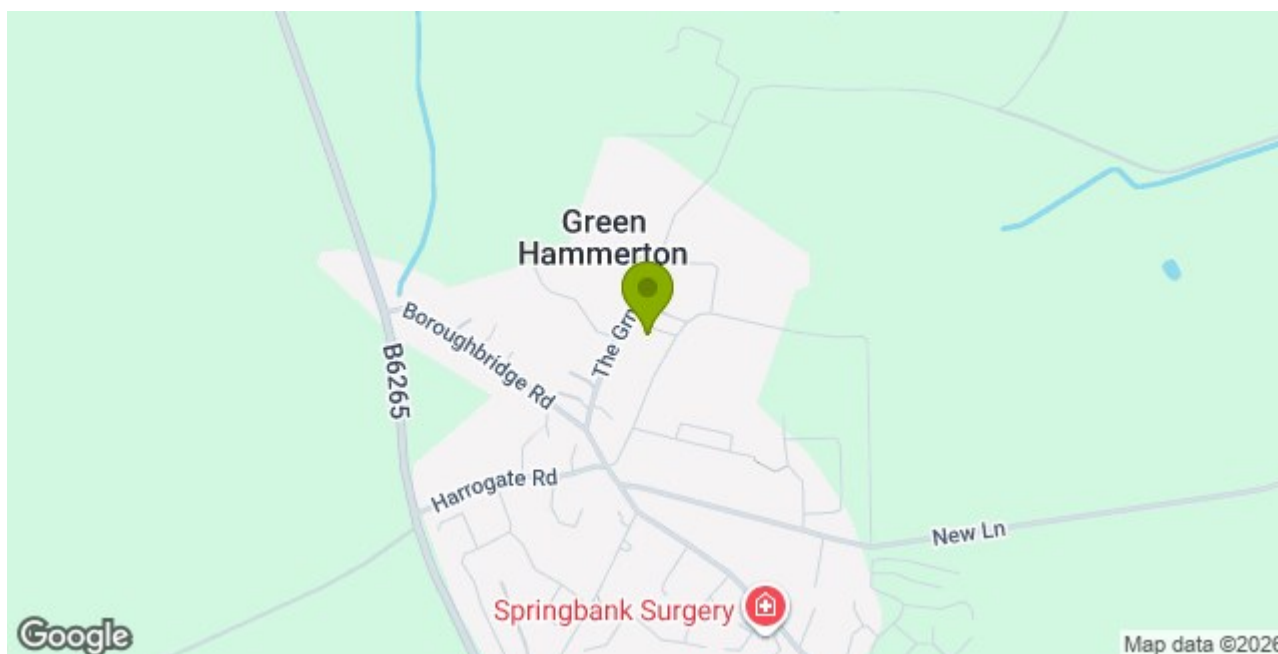
## Agents Note

The property is subject to a right of access which allows a neighbouring property to have access down the side of the drive and into their rear garden.

# Green Farm Wynd, Back Lane, Green Hammerton, York, YO26 8BH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1784 SQ FT / 165.73 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Stephensons

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R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)

## Associates

N Lawrence

