



The Byre, Bay Horse Farm, Aldwark, York YO61 1UB

Stephensons

S  
Est 1871

A simply stunning 4 bedroom barn conversion set within glorious gardens and grounds of around .30 of an acre located within the highly regarded village of Aldwark. The beautifully presented living accommodation

features 2 reception rooms, luxuriously appointed kitchen, utility room, principal bedroom with en-suite shower room, 2 further first floor bedrooms and bathroom plus an impressive ground floor annex providing a further en-suite double bedroom complemented by a single garage and far reaching rural views to the rear.

Hambleton District Council - Tax Band G

Viewings via Boroughbridge Office 01423 324324



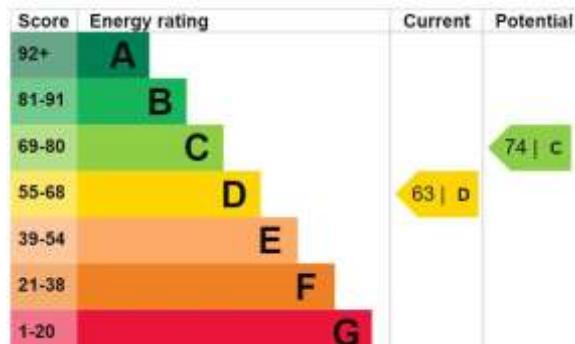
A reception hall with cloakroom/wc leads off into a formal dining room and an impressive 27'8" long living room with exposed beams, wood burning stove and fabulous rear garden views. The bespoke kitchen was luxuriously restyled in 2019 to feature generous storage, granite worktops, pantry cupboard, integrated fridge/freezer and dishwasher plus an oak topped central island complemented by a useful utility/boot room. The first floor landing leads off into a principal bedroom with en-suite shower room, 2 further bedrooms and stylish bathroom.



Other internal features of note include a wealth of exposed beams, air source fired underfloor heating, double glazing and a personnel door off the boot room into the integral garage (16'6" x 13'2") which in turn leads into a fabulous one bedroom annex with en-suite shower room.

Externally there is parking in front and within the attractively landscaped gated courtyard (shared with The Dairy) and the extensively lawned gardens and grounds include a summer house, paved seating areas and glorious rural views to the rear.





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Gross internal floor area excluding Garage (approx.): 176.1 sq m (1,896 sq ft)

Not to Scale.  
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## Services

We have been informed by the Vendor that all mains services are connected to the property except gas.

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