



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

Stephensons



Stephensons

Guide Price £699,995

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



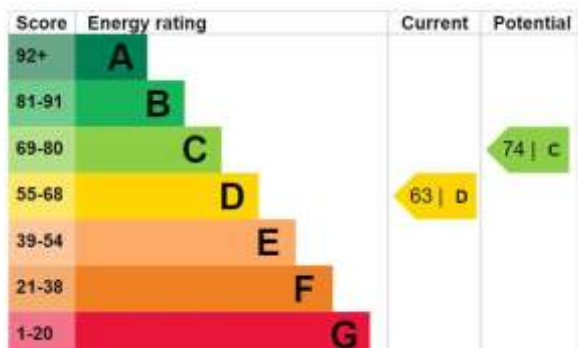
A reception hall with cloakroom/wc leads off into a formal dining room and an impressive 27'8" long living room with exposed beams, wood burning stove and fabulous rear garden views. The bespoke kitchen was luxuriously restyled in 2019 to feature generous storage, granite worktops, pantry cupboard, integrated 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.



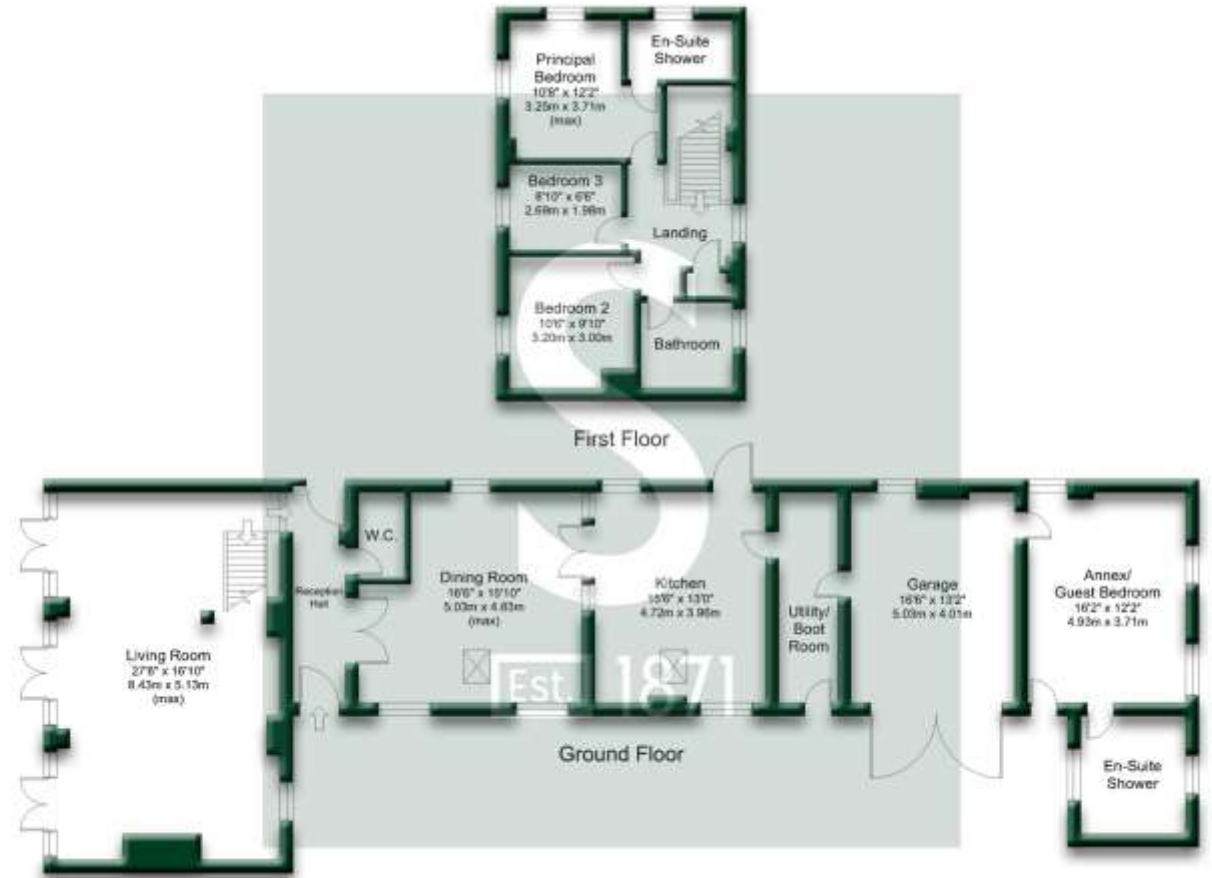


Stephensons
York 01904 625533
Haxby 01904 809900
Knaresborough 01423 867700
Selby 01757 706707
Boroughbridge 01423 324324
Easingwold 01347 821145
York Auction Centre 01904 489731

Partners
JF Stephenson MA (Cantab) FRICS FAAV
IE Reynolds BSc (Est Man) FRICS
REF Stephenson BSc (Est Man) MRICS FAAV
NJC Kay BA (Hons) pg dip MRICS
OJ Newby MNAEA
JE Reynolds BA (Hons) MRICS
RL Cordingley BSc FRICS FAAV
JC Drewniak BA (Hons)

Associates
CS Hill FNAEA
N Lawrence

Regulated by RICS Stephensons is the trading name for Stephensons Estate Agents LLP Partnership No: OC404255 (England & Wales) Registered Office: 10 Colliergate York YO1 8BP



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

Not to Scale.
Copyright © Apex Plans.

Services

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

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

- Stephensons with Boulton and Cooper for themselves and for the vendors or lessors of this property for whom they act, give notice that:
- Messrs Stephensons with Boulton and Cooper, their servants or agents, (the firm) accept no responsibility whatsoever for any statement within the meaning of the Consumer Protection From Unfair Trading Regulations 2008 which is made as to any feature of any property identified in this brochure, or as to any matter in relation thereto prescribed by any order made under the said Act.
 - The foregoing disclaimer applies to any such statement, whether of fact or opinion, made herein or otherwise and whether made orally, pictorially or in writing or howsoever by the firm.
 - No inference of any kind should in any circumstances whatsoever be drawn from any such statement, or from any omission from such statement or omission.
 - Without derogation from the generality of the foregoing disclaimer, the firm neither represents nor warrants the existence, type, size, position, effectiveness or condition of any feature or features of the said property which may be mentioned herein. Nothing contained forms part of any offer and no statement made, whether herein or otherwise, by or on behalf of the firm will be incorporated in any agreement between the vendors and any purchaser nor should any such statement be relied upon in entering or agreeing to enter into any such agreement or expending any sum in contemplation thereof