



Plantation Barn Lodge Farm Barns Dunnington

York, YO19 5LR

Guide Price £1,450,000

 6  5  5 

SIMPLY STUNNING EXECUTIVE HOME, DUE TO BE COMPLETED IN SEPTEMBER 2026. SET IN THIS SMALL DEVELOPMENT OF ONLY FOUR PROPERTIES IN THIS SEMI RURAL LOCATION ON THE EDGE OF DUNNINGTON, THIS TRANQUIL SETTING IS PERFECT FOR THE DISCERNING PURCHASER. THIS HIGH QUALITY PROPERTY CONSISTS OF A 3,400 SQ FT 4 BEDROOM BESPOKE NEW BUILD WITH A FURTHER 1,000 SQ FT BARN CONVERTED INTO A SEPARATE 2 BEDROOM DWELLING. The main house is Plantation Barn which is set in large formal gardens with triple garage block and just under 5 acres of adjoining land. This property is newly built with bespoke interior fittings to provide a large executive family home consisting of large hallway, cloaks/w.c., drawing room with bifold doors and cast iron stove, fabulous large open plan living kitchen with quality fitted units and appliances including large central island, opening to a further family room with bifold doors to the garden, study, utility and boot room, first floor galleried landing, master bedroom with large en suite, guest bedroom with en suite, 2 further double bedrooms and family bathroom with freestanding bath and large walk in shower. Irishman's Cottage is a separate newly converted barn providing bright and spacious living accommodation ideal for a family member or would make a perfect Airbnb, this property has vaulted ceilings to the living areas with exposed beams and comprises large sitting room, dining kitchen with quality newly fitted units, 2 double bedrooms and bathroom/w.c. A long driveway leads to electric gates giving access to a large parking areas, triple garage and formal gardens.

Staged photographs for illustration only

Note

These energy efficient properties have high quality double glazing throughout, air source ground source heating systems with underfloor heating throughout and solar pv panels with battery. Built in CCTV and burglar alarm systems along with fibre broadband. This is an idyllic semi rural location within walking distance of Dunnington village and many amenities as well as a 2 minute walk to the bus stop and 10 minutes drive in to York city centre.

PLANTATION BARN

Hallway

Large hallway with central oak staircase with glass balustrade to first floor

Cloaks/w.c

Wash hand basin, w.c.

Drawing Room

20'3" x 15'10" (6.17m x 4.83m)

Window to front, bifold doors to patio area, wood burning stove

Living Kitchen

30' x 20'3" (9.14m x 6.17m)

High quality fitted units with integrated appliances and large central island that the purchaser can have input into.

Family Room

16'10" x 14'7" (5.13m x 4.45m)

Bifold doors to large patio area, windows to 2 aspects

Study

14' x 8'2" (4.27m x 2.49m)

Window to front

Utility Room

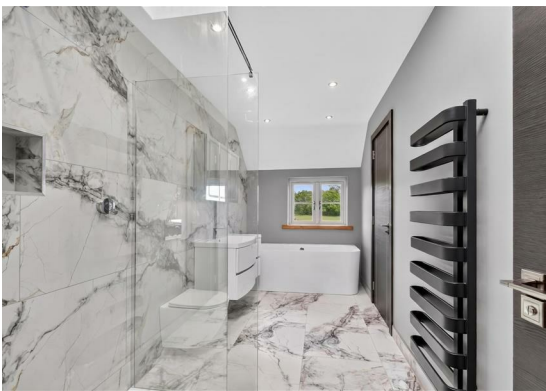
10'3" x 8'1" (3.12m x 2.46m)

Base and wall units and sink unit

Boot Room

Galleried Landing

Full walk around galleried landing with oak and glass balustrade





Bedroom 1

20'3 x 15' (6.17m x 4.57m)
Window to front and door to

En suite shower room

High quality fittings with large walk in shower, large vanity unit with basin, w.c., window to rear

Bedroom 2

20'3 x 14'2 (6.17m x 4.32m)
Window to front and door to

En suite shower room

Large walk in shower, vanity unit and basin, w.c.

Bedroom 3

15'5 x 11'6 (4.70m x 3.51m)
Window to front

Bedroom 4

15'5 x 11'8 (4.70m x 3.56m)
Window to rear

Family Bathroom

15'5 x 6'7 (4.70m x 2.01m)
Luxury suite including freestanding bath, large walk in shower, vanity unit with wash basin and w.c.

IRISHMAN'S COTTAGE

Sitting Room

20'3 x 15'5 (6.17m x 4.70m)
Windows to front, vaulted ceiling with oak trusses, wood burning stove

Dining Kitchen

15'6 x 10 (4.72m x 3.05m)
Window to front, quality fitted units and appliances that purchasers can have input in to. French to doors to patio

Inner Hall

Doors to

Bedroom 1

14'7 x 11'2 (4.45m x 3.40m)
Window to front

Bedroom 2

14'6 x 11'2 (4.42m x 3.40m)
Windows to front, door to large boiler cupboard

Bathroom/w.c

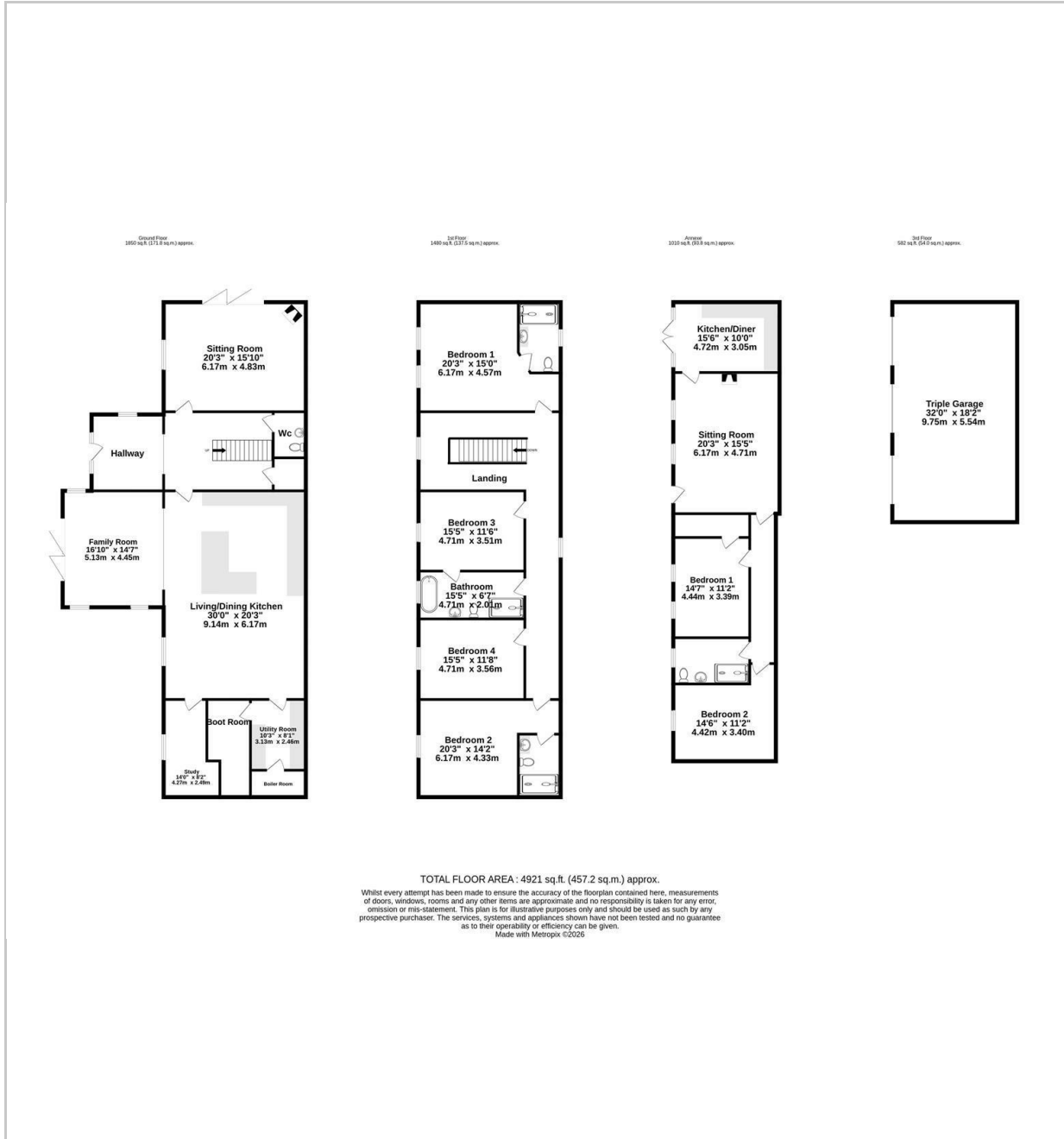
Large walk in shower, wash hand basin, w.c., window to front

Agents Note

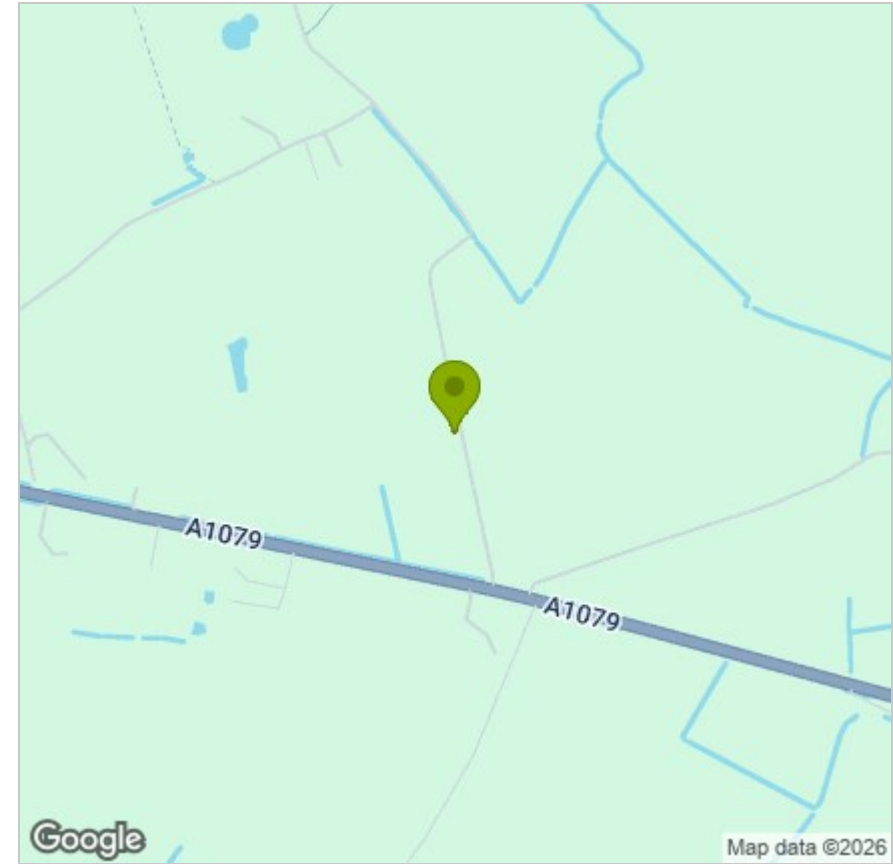
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.