

Blenkin

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CHARTERED SURVEYORS



FOLD YARD BARN • LUND • EAST RIDING OF YORKSHIRE





FOLD YARD BARN

The Green, Lund,
East Riding of Yorkshire YO25 9TE

- Beverley 6 miles
- Driffild 7 miles
- Hull 16 miles
- Malton 21 miles
- York 28 miles

**Superbly presented four
bedroom barn conversion
with generously proportioned
accommodation in the heart of
a favourite Wolds village**

Entrance and staircase hall • utility room
cloakroom WC • kitchen dining room
sitting room

4 bedrooms (bedroom 4/reception
room) • 3 bathrooms (2 en suite) • house
bathroom,

Gardens • shed • 3 parking spaces

For Sale Freehold



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This period barn re-build and renovation was completed in 2017 by highly respected local developer Jonathan Walker. At every stage the property's heritage was honoured; not only does the design fit seamlessly with the vernacular architecture of the village, but the owners' close collaboration with the builder ensured that carefully sourced salvaged materials were introduced to enhance the overall character; the outcome is striking. At the heart of the property is the extensive vaulted, open plan kitchen/dining and living space that faces south and connects to the south/south west facing garden through large bifold doors.

Fold Yard Barn sits in the heart of Lund, a coveted East Riding village; it has views over the Church and village green with its stone trough and water pump and lies a stone's throw from the gastro village public house. All around is the great open countryside of the Wolds beloved by walkers and cyclists.

- Detached house with versatile accommodation of more than 2500 sq ft
- Superbly styled and designed to the owners' high specification
- Light and bright with a sunny, south facing orientation to the front
- High vaulted ceilings and large room sizes including four large bedrooms
- Superfast broadband - fibre optic to the premises

- Right in the heart of the most sought-after village in the East Riding

This is a high spec and high-tech property with underfloor heating throughout the ground floor and in the bathrooms, themselves superbly styled with contemporary fixtures and fittings; there is a Bluetooth sound system, engineered oak flooring, bespoke louvre shutters, column radiators and a staircase with railings and open oak treads.

Original materials and features are in abundance, enhanced by reclaimed materials which evoke the property's history working seamlessly alongside contemporary styling. The original oversized barn doors have been lovingly repurposed, dipped & stripped with original ironmongery preserved, and there are superb beams and trusses as well as exposed brickwork on show throughout the property.

The wooden handmade country kitchen is beautifully designed with a tiled floor, larder cupboard, bespoke island with copper work surface and breakfast bar, and space for a large dining table. The kitchen itself has a boiler tap, Butler sink, granite worktops, and integrated Neff appliances including a 5-ring induction hob and large warming drawer. Alongside, the utility room includes a purpose-built dog shower. On the first floor is a separate laundry cupboard with light & radiator.

The 23ft sitting room is fully glazed on the western elevation and opens on to the garden through bifold doors. It has an engineered oak floor and large multi-fuel burning stove.

The ground floor large bedroom/reception room has useful bespoke storage across one wall and a large bathroom/wet room with heated towel rail.

On the first floor, the house bathroom features a large freestanding copper bath from The Cast Iron Bath Company, separate large shower, custom designed sink along with a heated floor and towel rail.

The principal bedroom suite enjoys impressive proportions with its vaulted ceiling and outlook across the Church, the village green and The Wellington Inn. Its shower room has a double vanity unit, heated floor, heated towel rail and heated bathroom mirror.

Outside

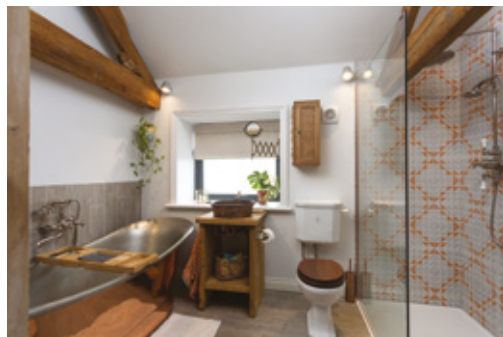
A gravel drive from the village road leads past an attractive walled corner of well-planted formal garden to two allocated parking spaces (with electric charger) at the side of the house. It continues past the house and lawned rear garden to an additional parking space. A stone ramp and steps ascend to the front door with exterior lighting controlled by timers. There is access to the large garden terrace and rear entrance via a side metal gate in railings.

From the terrace broad stone steps rise to the lawn, and all is bounded on the southern elevation by wooden and wire fencing and a beech hedge (dog secure). NB the drive is not owned by our vendor, but has access granted with two other users including access to the far field.

Environs

Lund is one of the most picturesque and admired rural villages in the East Riding, sitting in rolling countryside at the edge of the Wolds between two market towns. The local public house, The Wellington Inn, is a gastro pub with a far-reaching reputation and the Michelin starred Pipe and Glass lies just three miles to the south. As well as the pub, this village also has a church and chapel, a new village hall, a children's playground and flourishing online community.

Ten minutes by car, nearby Beverley regularly features as one of the best places to live in the country and is an historic market town with an excellent range of facilities together with its Minster, racecourse, private golf club and a superb range of shops. The Yorkshire coast lies within a half hour drive.



Fold Yard Barn, The Green, Lund, East Riding of Yorkshire YO25 9TE

Approximate Gross Internal Floor Area 2552 SQ FT / 237.1 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

Tenure: Freehold

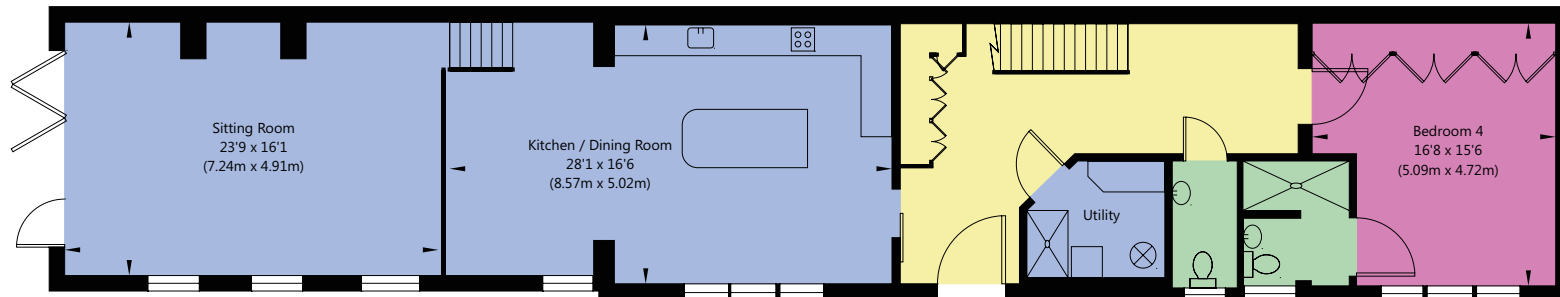
Services: All mains services. Oil central heating.

Fixtures & fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

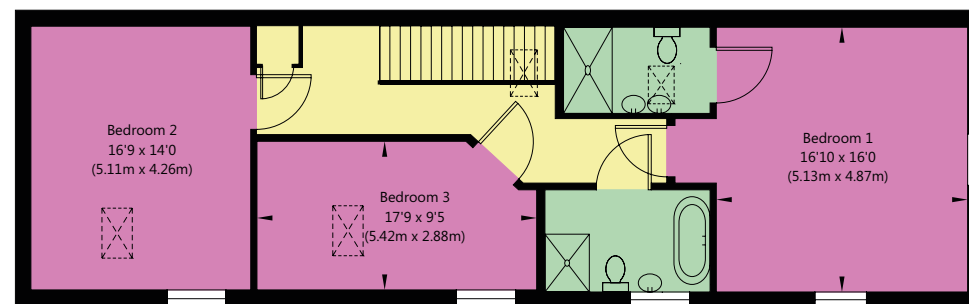
Local authority: East Riding of Yorkshire Council 01482 393939

www.eastriding.gov.uk. Conservation area.

Directions: Coming from Bainton on the B1248, head into and through the village of Lund on North road. As you reach the village green with the pub on your left, you will see Fold Yard Barn and its drive on your immediate right as denoted by the traditional lamp post and For Sale sign.



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1551 SQ FT / 144.13 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1001 SQ FT / 92.97 SQ M

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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City

Country

Coast

