



Manor Barn, Newland

In Excess of £575,000



Manor Barn

Newland, Selby

- Four Bedroomed Barn Conversion with Double Garage
- Generous North Facing Garden
- 231 M2 / 2486 Sq. Ft.
- Right of Way over Shared Driveway onto Private Drive and Courtyard
- LPG Central Heating Boiler installed 2022
- Septic Tank
- Tree Preservation Order on Oak Tree
- Council Tax Band 'F' (54)
- EPC Rating 'E'



Introducing a captivating opportunity to acquire a four bedroom barn conversion with a double garage, boasting a generous north-facing garden. Situated in the rural village of Newland, this thoughtfully converted property offers an expansive living space, exuding charm at every corner.

Spanning across an impressive 231 square metres (2486 square feet), this remarkable residence effortlessly combines modern living with traditional elements. Mains electricity powers the home, while the LPG central heating ensures comfort and warmth throughout the property. Additionally, the property benefits from a reliable mains water supply and septic tank sewerage system, offering convenience and practicality to its residents.

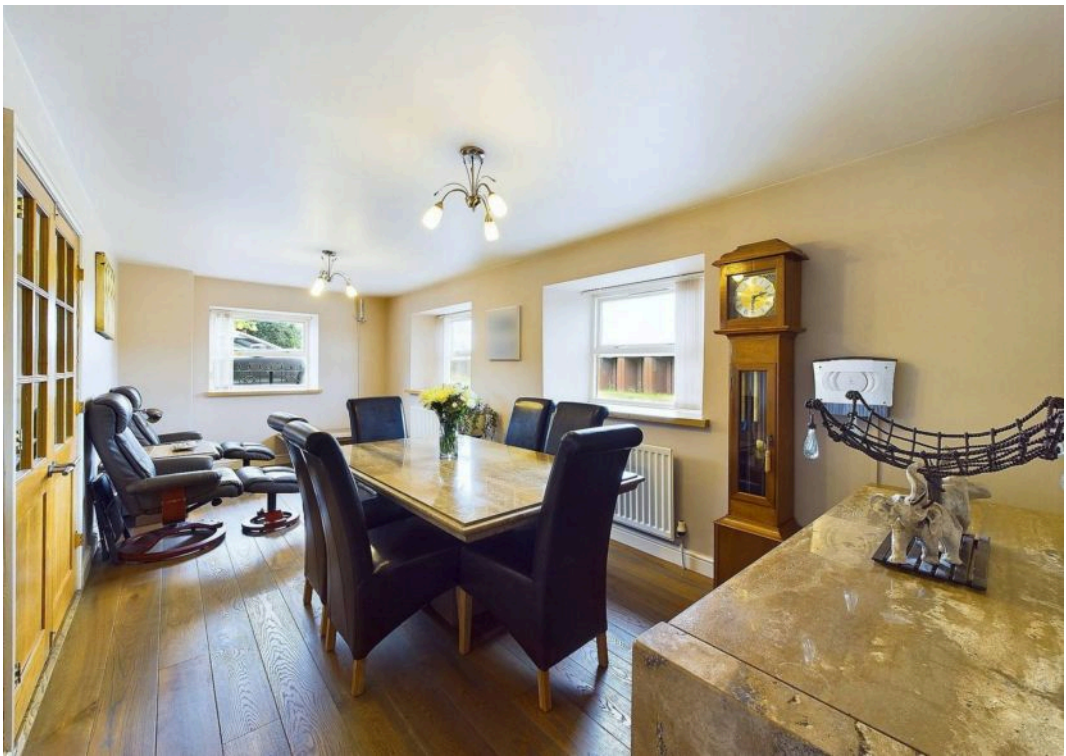
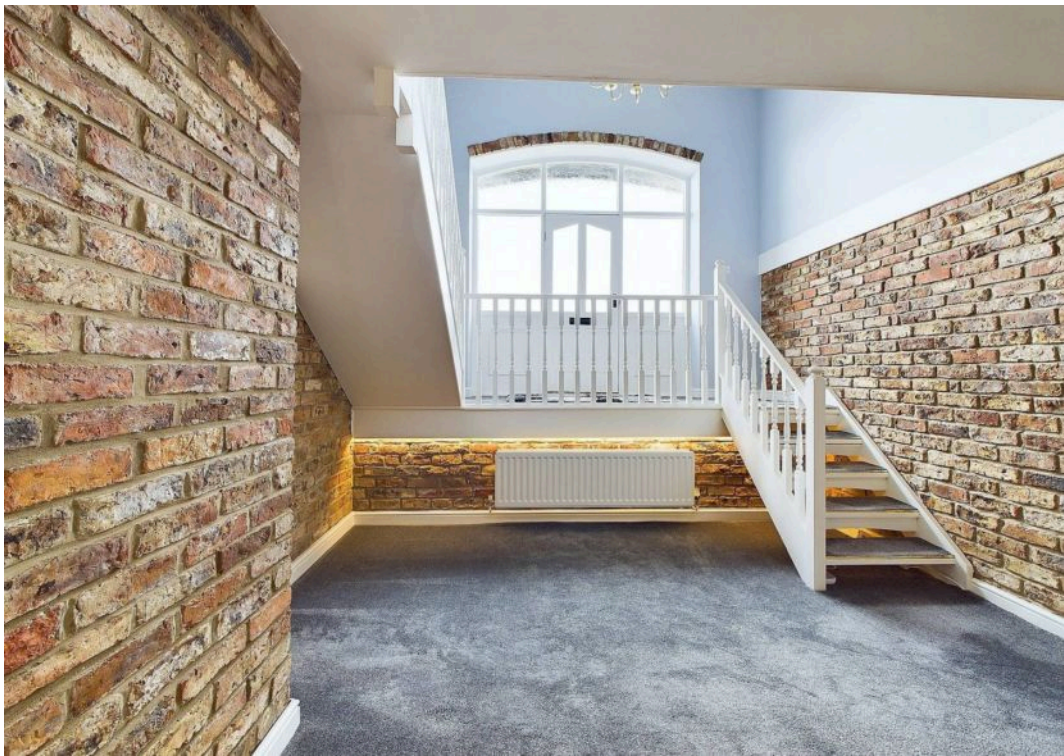
Upon arrival, a shared driveway leads to a private courtyard, providing a welcoming entrance at the rear of the home. You can drive straight up to the double garage or park in the mass of off-street parking.

The interior of the property showcases a blend of character and contemporary features, with ample living space across multiple floors. The carefully designed layout includes four well-proportioned bedrooms, offering a comfortable retreat for all occupants.

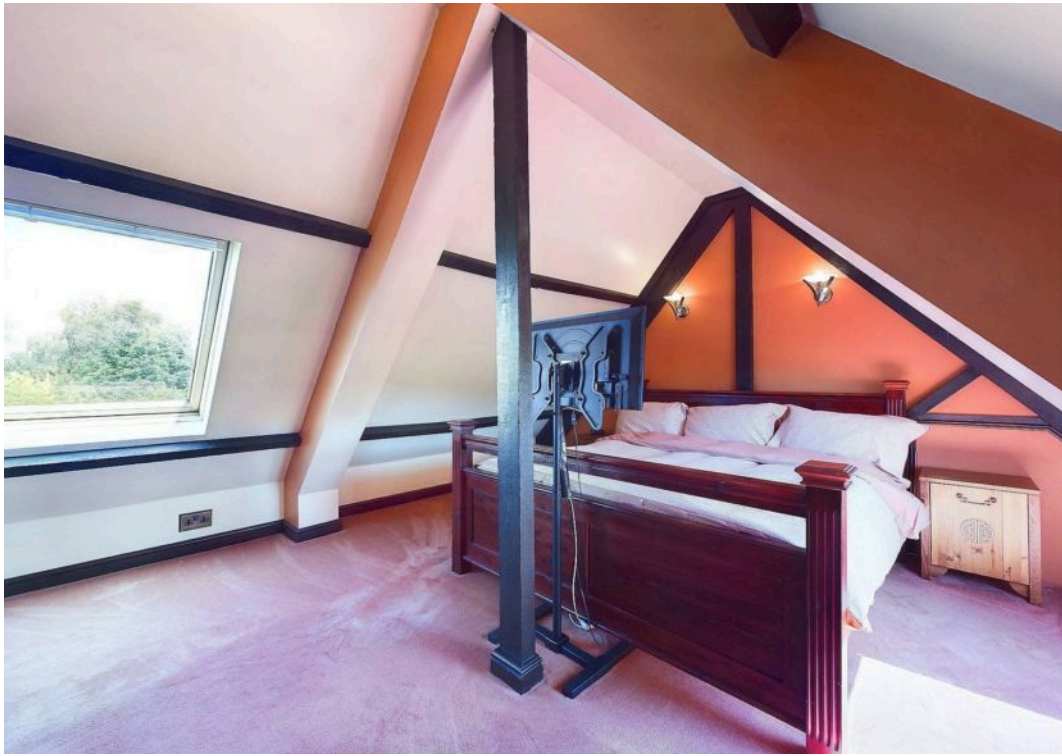
Moving outdoors, the property boasts a splendid north-facing garden, providing a serene escape for outdoor relaxation or entertaining guests. The tranquillity of the surroundings adds an extra layer of appeal to this remarkable property.

Please Note:

- There is a Tree Preservation Order on the beautiful Oak Tree at the bottom of the garden.
- There is a right of way over the shared access drive, to enter the property's private drive and parking area.
- The boiler was installed in 2022 and was last serviced in April 2024.





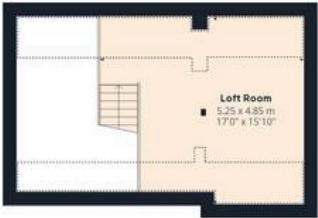




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

249.27 m²
2683.12 ft²

Reduced headroom

11.16 m²
120.13 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



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