

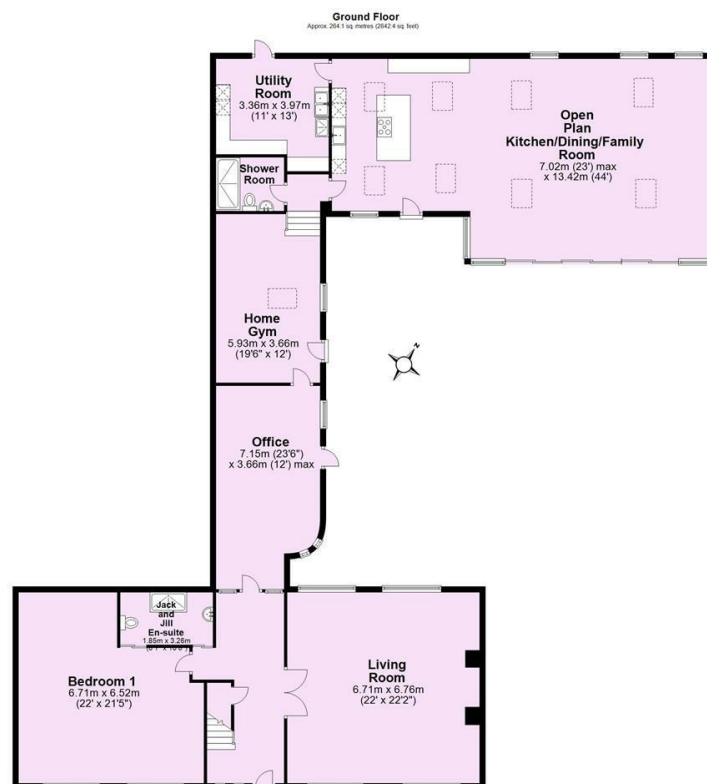


HUDSON
MOODY

The Granary Church Lane, Nether Poppleton, York
YO26 6LF

An amazing and most impressive contemporary BARN CONVERSION forming part of original farm buildings in Nether Poppleton, tucked away along the historic Church Lane that leads to St Everilda's Church, open fields and riverside walks. The property is set around three sides of beautifully landscaped gardens and benefits from a double garage and store room.

- Most Impressive Barn Conversion in Envidable Village Location
- Excellent Contemporary Finish
- Retaining Original Beams., Arched Windows and Doors.
- 22ft Living Room.
- 22ft Bedroom with Jack and Jill Wet Room from Reception Hall
- Two Versatile Rooms, Currently an Office and Home Gym
- Downstairs Shower Room and separate Utility Room
- Amazing Kitchen, Dining and Family Room with Glazed Folding Doors
- Four First Floor Double Bedrooms, Two with En-suites and a Dressing Room.
- Superb Landscaped Gardens, Double Garage and Store Room



Total area: approx. 372.8 sq. metres (4012.5 sq. feet)
For Information Purposes Only, not to scale.
Plan produced using PlanIt.

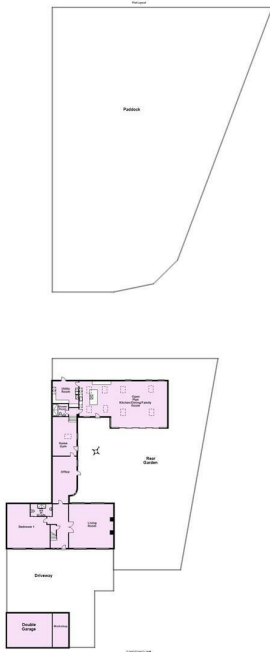
Guide Price £1,350,000

Tenure: Freehold

Council Tax Band: G



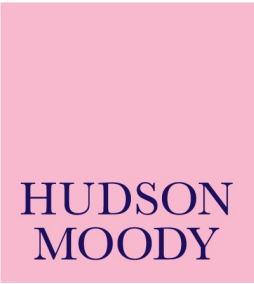




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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