



The Barn, Northgate, Walkington, Beverley, E. Yorkshire, HU17 8ST

- 📍 Unique Detached property
- 📍 Largely Newly Built
- 📍 Barn Character Retained
- 📍 Council Tax Band = TBA
- 📍 3 Bedrooms
- 📍 Overlooking Fields
- 📍 Tucked Away Location
- 📍 Freehold/Predicted EPC = C

£575,000

INTRODUCTION

This truly unique property of great appeal is largely newly built married with the conversion of a former barn, complete with a stunning vaulted and trussed ceiling. A particular feature is the tucked away position being close to the centre of the village and with views across fields to the rear. The flexible layout provides bedrooms to both ground and first floor, the largest of which being upstairs complimented by an en-suite and a balcony which overlooks the fields. The living space includes a fabulous 28'7" long living room with its vaulted and trussed ceiling plus a sitting room and a striking modern kitchen. The property beautifully blends many luxurious modern fittings with the character of the old barn and viewing certainly highly recommended. A farmhouse style gate opens to a parking forecourt and the garden wraps around one side and to the rear including an extensive paved terrace.

SITE PLAN



LOCATION

The property enjoys a tucked away position along Northgate, close to its junction of Manorhouse Lane, to the north side of the village centre. The delightful village of Walkington lies approximately 2 miles to the west of Beverley and has its own duck pond and amenities including a parish hall, public houses with restaurants, local convenience store and a strong community spirit. Beverley is approached through the Westwood pastures and golf course with convenient access also available towards York, Hull and the national motorway network.



ACCOMMODATION

Impressive contemporary entrance door opens to:

ENTRANCE HALL

A spacious hallway with stairs leading up to the first floor with glass and timber balustrade. Situated off the hall are two very large storage cupboards, rarely found in a modern property.



W.C.

With low level W.C. and wash hand basin.

LIVING ROOM

28'7" x 14'10" approx (8.71m x 4.52m approx)

A simply stunning space with a vaulted ceiling and exposed trusses. There are windows to the front. Doors open through to the kitchen.



KITCHEN

15'5" x 15'0" approx (4.70m x 4.57m approx)

Having a range of striking dual toned units with grand island and breakfast bar. Features include contemporary work surfaces, undercounter sink with mixer tap and integrated appliances. A window overlooks the rear garden. An opening leads through to the sitting room.



SITTING ROOM

12'9" x 10'10" approx (3.89m x 3.30m approx)
Overlooking the rear with double doors opening to the terrace. A large ceiling lantern allows light to flood in.



BEDROOM 2

11'8" x 10'8" approx (3.56m x 3.25m approx)
Window to rear elevation.



BEDROOM 3

10'0" x 9'3" approx (3.05m x 2.82m approx)
Window to rear elevation.



BATHROOM

With bath, low level W.C. and wash hand basin.

FIRST FLOOR

LANDING

BEDROOM 1

15'5" x 15'5" approx (4.70m x 4.70m approx)

With double doors and windows to balcony which provide some fabulous views to the rear across adjacent fields.



VIEW



EN-SUITE

With shower, low level W.C., wash hand basin.

OUTSIDE

A farmhouse style gate opens to a parking forecourt and the garden wraps around one side and to the rear including an extensive paved terrace.



REAR VIEW



SERVICES

All mains services are connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC framed double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band . We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

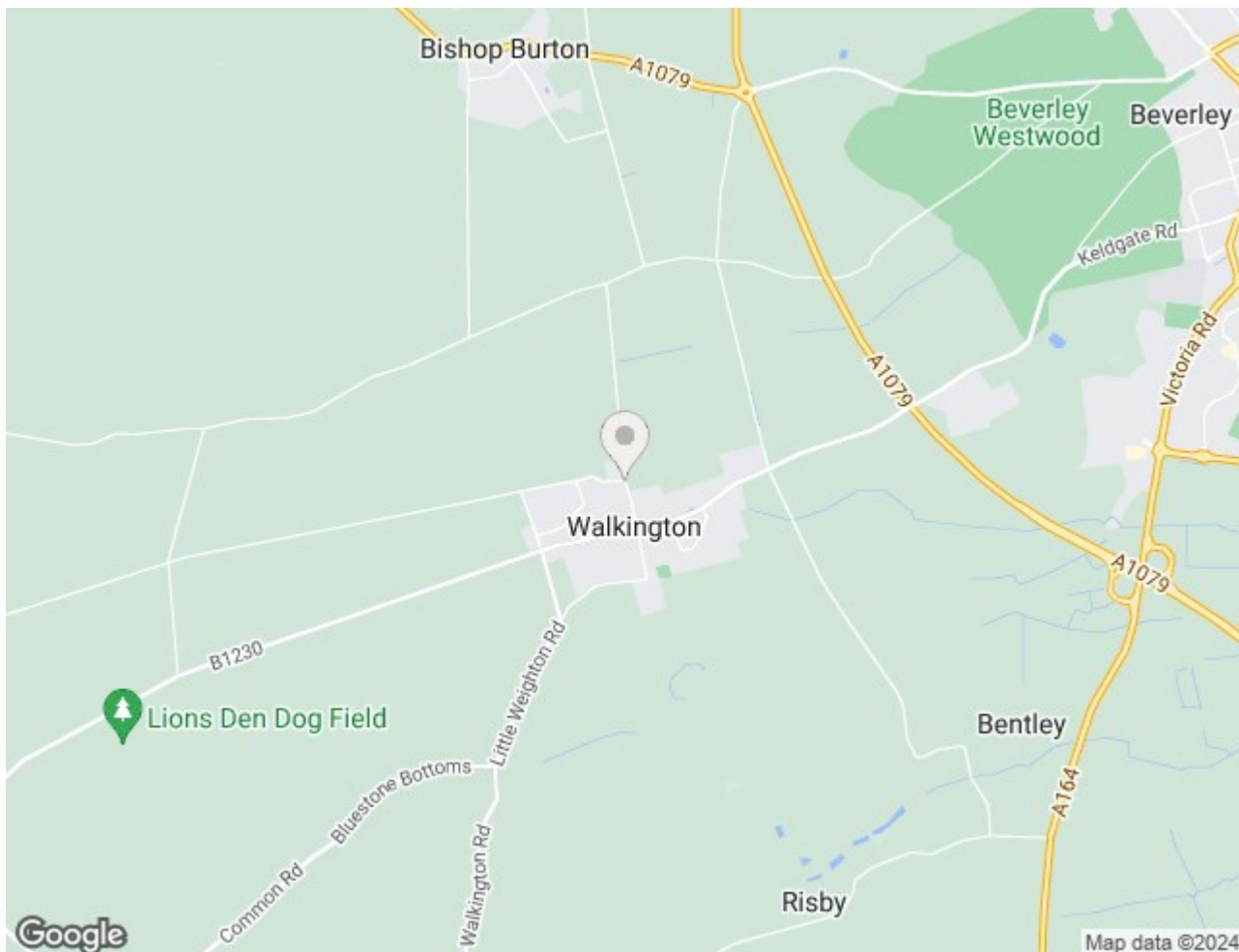
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

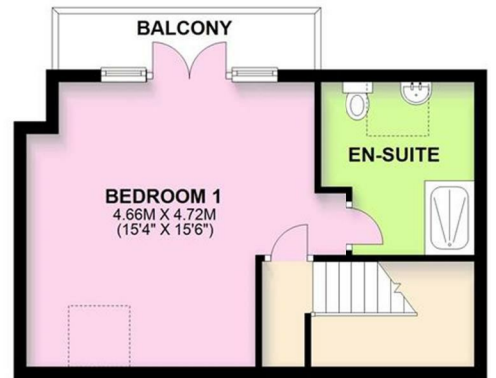
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GROUND FLOOR
APPROX. 126.9 SQ. METRES (1365.9 SQ. FEET)



FIRST FLOOR
APPROX. 33.7 SQ. METRES (363.3 SQ. FEET)



TOTAL AREA: APPROX. 160.6 SQ. METRES (1729.1 SQ. FEET)
THE BARN , WALKINGTON

