



Barns Wray

, Easingwold, YO61 3RS

Asking Price £725,000



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, Easingwold, YO61 3RS

STYLE - Impressive Five Bedroom Family Home

HIGHLIGHTS - Situated on the Highly Desirable Development, Claypenny! Living Space of 2,200 sq. ft with Detached Garage, Offered with No Onward Chain!

THREE WORDS - Versatile. Location. Lifestyle

## Headline: "Large Charming 5-Bedroom Family Home"

### Overview

Welcome to 7 Barns Wray, Easingwold. This impressive and substantial detached family home enjoys a super position set within a generous sized plot on this highly desirable development. This loving family home offers a charming blend of country and traditional style.

Built in 2000 and belonging to only one family, this is a rare and exciting opportunity for any lucky buyer. It is the largest property style on the development, with a generous living space of 2200 sq. ft, plus a double garage. The accommodation provides three versatile reception rooms, as well as breakfast kitchen, utility and cloakroom. Upstairs there are five double bedrooms, two ensembles and family bathroom.

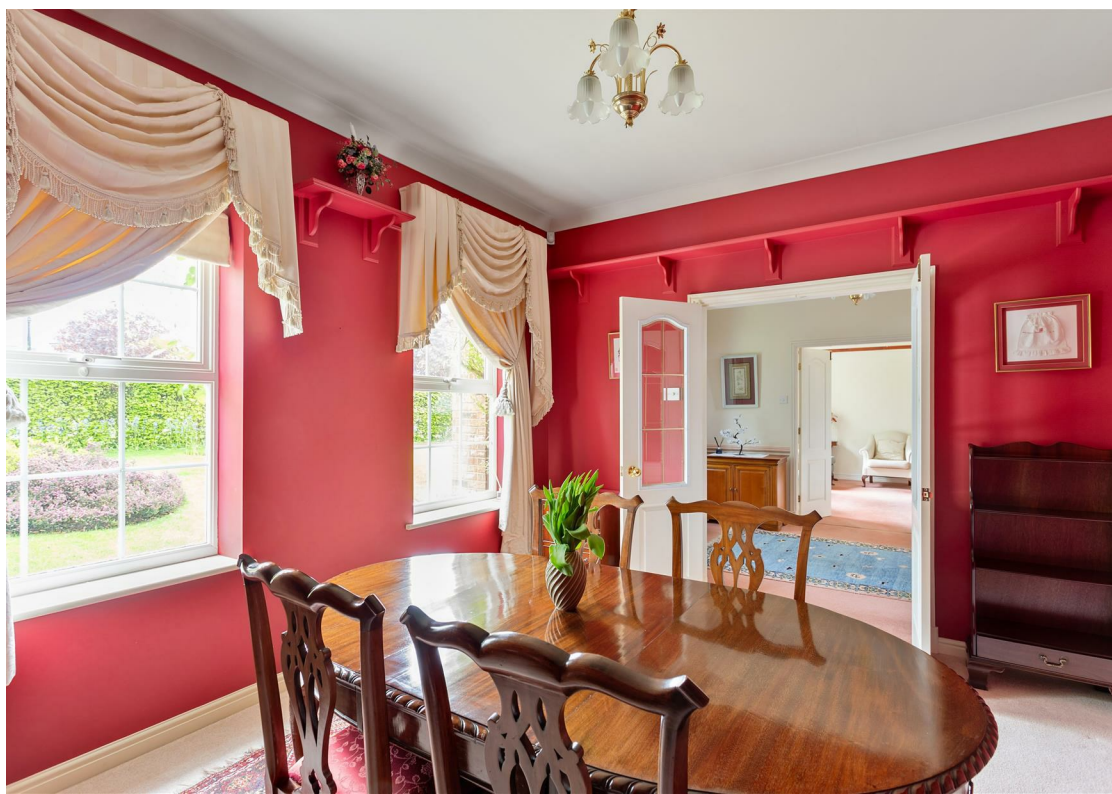
The gardens are delightful, and there is plenty of off-street parking

### Step Inside

Upon entering, you are greeted by a grand, warm and welcoming entrance reception hall featuring a generous cloakroom. Double doors lead into the sitting room, this space is bathed in natural light from the windows overlooking the front garden. The focal feature is the Adams style fireplace with 8KW gas fire, creating a cosy atmosphere for family gatherings. Also accessed from the hallway, again through double doors, is the generously proportioned dining room. Another lovely feature is the exceptionally spacious downstairs toilet.

The heart of this home is undoubtedly the breakfast kitchen which flows seamlessly into a generous sized family room. The kitchen is fitted with an abundance of cupboards and integral mod cons including, a showstopper gas-fired AGA, eye level double oven, fridge/freezer and dishwasher, it is a cook's dream. With space for a table and chairs along with comfy seating set in front of sliding patio doors that connect effortlessly to the rear offering delightful garden views. A good-sized utility room with a side door to the driveway completes ground floor living.

The first floor, accessible via a split staircase leading to the east and west wings, with a generous landing providing a tranquil space for an armchair and a good book! The master bedroom boasts built-in wardrobes and an ensuite, while the guest bedroom also features an ensuite. Two further double bedrooms, one with built-in wardrobes and a fifth double bedroom, which is has been furnished as a fully fitted study. A house bathroom serves these rooms.





### Outside

Outside, the meticulously kept garden is a haven for keen gardeners and a safe playground for little ones. Two Yorkshire paved seating areas are perfect for alfresco dining or summer BBQs with family and friends. The garden is adorned with a plethora of flowering plants and perennials, including Wisteria, climbing Hydrangea, climbing roses, and Acer.

There is also a lovely, secluded side garden which is an ideal suntrap or a useful location for a large potting shed/mancave! The front garden is lawned and features mature shrubs, perennials and trees.

Off-street parking for numerous cars is provided by a driveway to the side of the property, leading to a double garage with an electric roller door.

This delightful property offers scope for further enhancement to suit individual requirements, making it the perfect choice for those seeking a substantial family home in a popular location.

### Services

Gas Central Heating, Controlled Wireless Thermostat, UPVC Double Glazing.



## Floor Plan



## Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

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1 Tollbooth Building Market Place, Easingwold, North Yorkshire, YO61 3AB  
 Tel: 01347823579 Email: [info@emsleymavor.co.uk](mailto:info@emsleymavor.co.uk) <http://emsleymavor.co.uk>

## Area Map



## Energy Efficiency Graph

