



## The Poplars

Newton On Ouse, York, YO30 2BL

£635,000



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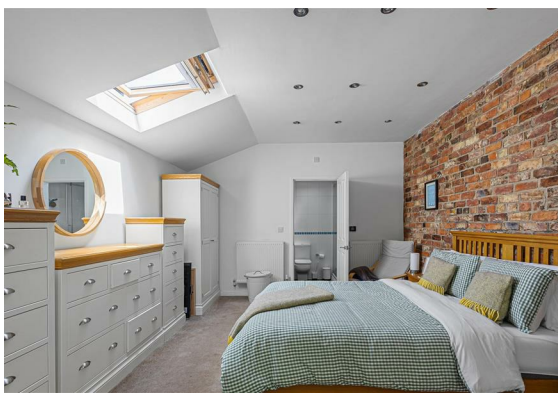
Newton On Ouse, York, YO30 2BL

STYLE - Unique Four Bedroom Barn Conversion

HIGHLIGHTS - Beautifully Updated and Extended with Stunning Open Place Living Kitchen, Panoramic views over the River Ouse with Fishing and Mooring Rights  
THREE WORDS - DON'T MISS OUT!

### Riverside Elegance: A Unique Barn Conversion

Welcome to 5, The Poplars, Newton On Ouse, North Yorkshire, YO30 2BL, where countryside charm meets modern luxury in this exceptional 4-bedroom barn conversion. Nestled in a private setting, this home offers breath-taking panoramic views over the River Ouse and surrounding farmland, promising a lifestyle of tranquillity and elegance.







## Step Inside

Step inside to discover a stunning open-plan living kitchen, the heart of the home, featuring quartz worktops, a magnificent island, pantry cupboard, integral fridge, freezer and dishwasher, and a statement Falcon Range cooker. Bifold doors seamlessly blend indoor and outdoor living, opening onto a deck that overlooks the meticulously landscaped gardens. There is ample space for a large dining table and chairs, and sofa. With underfloor heating throughout the ground floor, comfort is assured year-round.

The ground floor also hosts a convenient utility room with ample storage, a Belfast sink, and an integral fridge freezer. A downstairs bedroom with a luxurious ensuite and French doors leading to a private decking area offers a perfect retreat & versatile living with garden views.

Upstairs, two spacious double bedrooms and a single room provide ample accommodation, complemented by a modern family bathroom. The outdoor space is a true haven, predominantly laid to lawn and interspersed with mature beech and laurel trees. A timber garden store and sun deck offer outstanding views over the lower garden, the river, and the farmland beyond.

For outdoor entertaining, a stunning timber-framed gazebo with heat, light and bench seating is perfect for hosting gatherings, while an outside toilet adds convenience for summer BBQs. The garden extends down to the River Ouse, offering fishing and mooring rights, making it a dream for water enthusiasts.

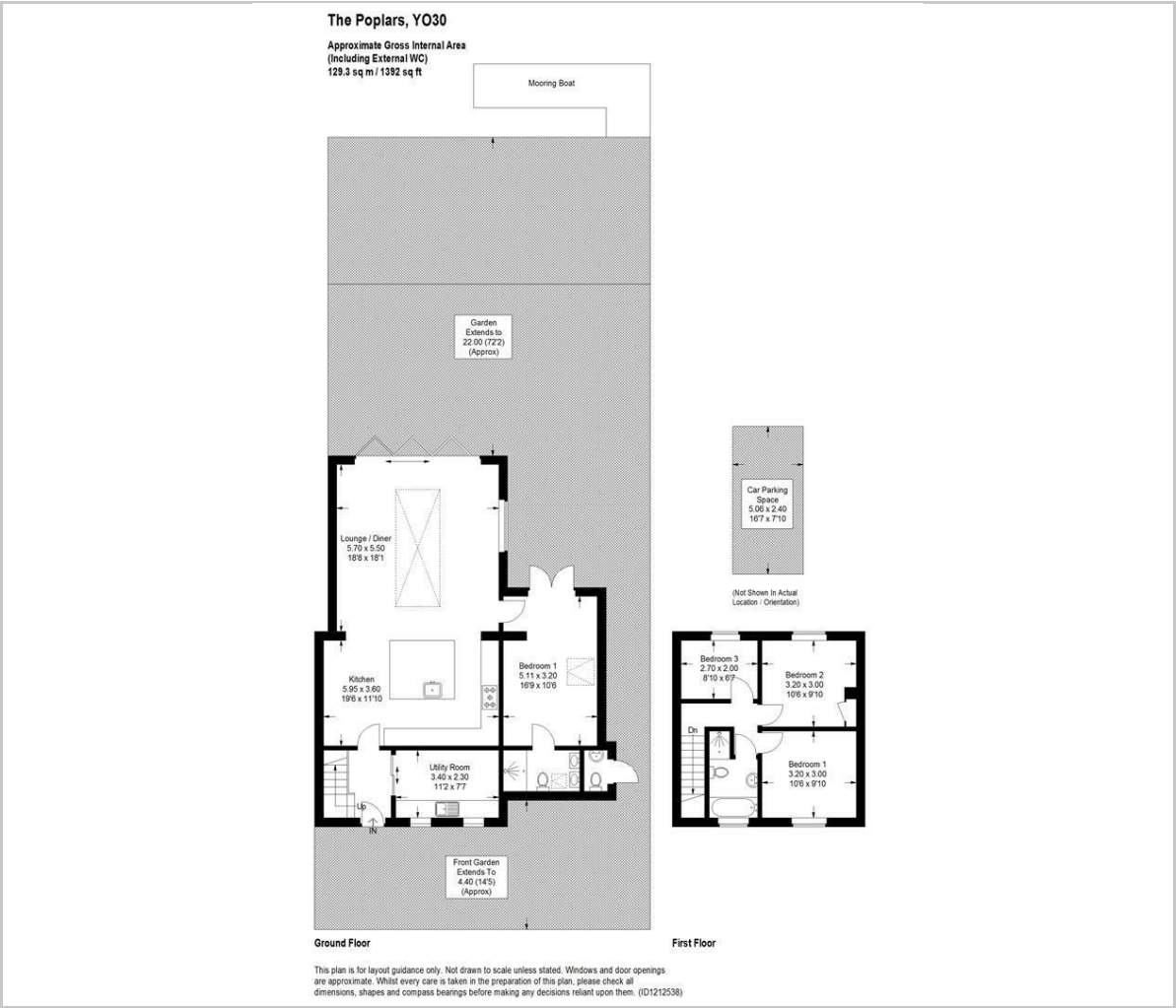
## Services

Services include mains water, electricity, and drainage, with gas-fired central heating and double glazing ensuring modern comforts. Please note, a public footpath runs through the lower garden, adding a touch of rural charm to this exquisite property. Embrace a lifestyle of luxury and nature at 5, The Poplars





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.

Area Map



Energy Efficiency Graph



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