



01947 601301



## THE GRANARY, ELLERBY

3 BED BARN CONVERSION



[WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK](http://WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK)





## PROPERTY FEATURES

- Grade II Listed Barn Conversion with Gardens
- Beautifully Presented Period Home with Features
- Cosy Lounge with a Log Burning Stove
- Solid Oak Kitchen with Integrated Appliances & Inglenook
- 3 Bedrooms & 3 Bathrooms, including 2 En-suites
- LPG Central Heating & Secondary Glazing
- Lawned Gardens with Patio & Private Parking
- Idyllic Village in the North York Moors National Park

Type: **BARN CONVERSION**  
Availability: **FOR SALE**  
Bedrooms: **3**  
Bathrooms: **3**  
Reception Rooms: **2**  
Parking: **DRIVEWAY**  
Outside Space: **GARDEN**  
Tenure: **FREEHOLD**

01947 601301

[www.hopeandbraimstateagents.co.uk](http://www.hopeandbraimstateagents.co.uk)



THE GRANARY, ELLERBY - 3 bed Barn Conversion - £400,000





Hope & Braim are delighted to present The Granary in Ellerby to the market. This Grade II Listed barn conversion is a beautifully presented period home that has lawned gardens and private parking located in an idyllic rural hamlet only one mile from the coast. The former farmstead with its honey-coloured stone buildings were converted into a collection of private dwellings that all share an entrance on the edge of the village. The Granary has been extended by the addition of an Oak-Framed Garden Room that offers a tranquil space to enjoy views towards the coast and links the inside with the gardens. The accommodation is spread over three floors and benefits from having many period features including beamed ceilings and fireplaces, along with modern LPG central heating and secondary glazing throughout. Downstairs there is an elegant living room with ample space for two sofas that are arranged around the feature fireplace where a log burning stove adds warmth and interest. The kitchen has a range of solid Oak Cabinets with integrated appliances, plus there is an inglenook fireplace with an original Yorkshire Range. Adjoining the kitchen there is a utility room, a downstairs WC and the Garden Room. Upstairs there are a total of three bedrooms and three bathrooms, including a principal bedroom with vaulted ceilings served by the house bathroom and two en-suite bedrooms. Outside there are lawned gardens with a sun terrace to the rear and private parking for two cars. Currently the property is a holiday home but it could equally be a permanent residence in this much sought-after village.



THE GRANARY, ELLERBY - 3 bed Barn Conversion - £400,000



Approximate total area<sup>(1)</sup>  
1854.37 ft<sup>2</sup>

Reduced headroom  
145.24 ft<sup>2</sup>

(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.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		64
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

