



Manor Road, Tadcaster, LS24

**Guide Price £1,200,000**



THE  
AGENCY  
UK





*Introducing Vavasour House, a characterful detached barn conversion nestled in the charming village of Stutton. Set on an expansive 4.5 acres of picturesque land, this property offers a level of privacy and tranquillity that's truly unmatched.*







# Key Features

- Barn Conversion Approx.
- 20ft Kitchen with Aga
- Approx. 4.5 acres
- Approx. 3,200 living space
- Summer house
- Outbuildings/ Stables
- Greenhouse
- Allotment
- Woodland & Pond











From the moment you pass through the original stone walls and electric timber gates, you'll be captivated by this hidden gem. The spacious interior boasts a grand entrance hall adorned with light oak panelling and stunning stone flooring. This remarkable home extends approximately 3,200 square feet and offers endless possibilities for personalisation to suit your individual style. Whether you prefer a contemporary and sleek design or a more traditional and cosy atmosphere, this property provides the perfect canvas for you to create the home of your dreams. With its generously sized rooms and versatile reception spaces, you have the freedom to arrange and decorate each room to reflect your unique taste.

The ground floor offers a range of versatile reception rooms, including a breathtaking 30ft living room. On the other side of the house, you'll discover a fabulous 20ft kitchen-diner featuring an Aga and an awe-inspiring vaulted ceiling - perfect for entertaining guests. As you ascend to the first floor to the master suite occupying one side of this level. With triple-aspect windows overlooking the beautiful open landscape, it's truly a sight to behold. The master suite also boasts its own dressing room and shower room for ultimate convenience.

Additionally, there are three more double bedrooms on this floor served by a well-appointed house bathroom. Vavasour House provides ample space for comfortable living.

Venture outdoors to explore the enchanting grounds, where vibrant blooms and lush greenery provide a captivating backdrop. The sprawling woodland is filled with mature trees and winding pathways leading down to a peaceful beck. Nature enthusiasts will truly appreciate the opportunity to observe and connect with the natural world right within their own private sanctuary. You'll also discover a delightful timber summer house – the perfect spot to relax and entertain amidst nature's splendour.

For those with equestrian interests or storage needs, there's a versatile stable block offering potential for various uses. Additionally, green-fingered enthusiasts will appreciate the greenhouse and vegetable patch, while eco-conscious buyers will benefit from solar panels on site.

While Vavasour House offers seclusion in its serene surroundings, it remains conveniently located just 2 miles from Tadcaster – providing easy access to local amenities and transport links. With train stations nearby offering connections to York and Leeds, as well as quick access to major roadways including the A1 and M1 motorways – this property seamlessly balances rural charm with urban convenience.

The current owners have lovingly lived in and cherished Vavasour House for over 26 years, creating countless memories. Now, it's your turn to step into this enchanting home and create your own unforgettable moments in this truly special place. Come experience all that Vavasour House has to offer by scheduling your viewing today!







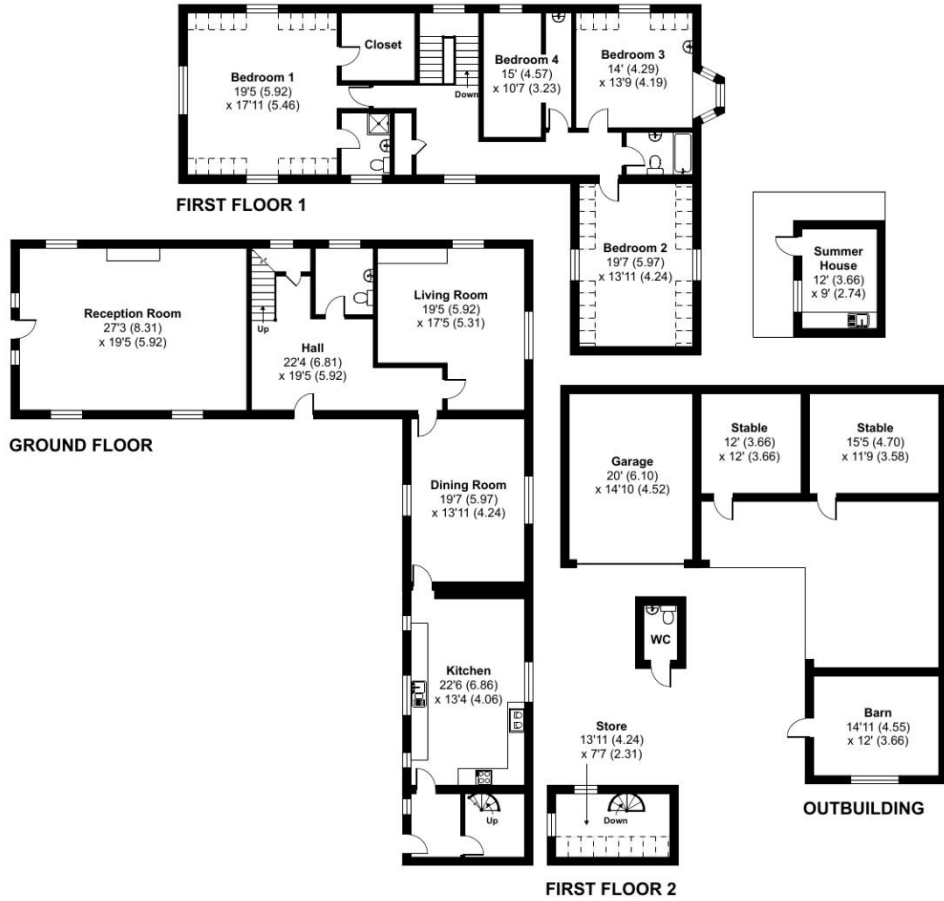
# Manor Road, LS24

Approximate Area = 3329 sq ft / 309.3 sq m  
 Limited Use Area(s) = 170 sq ft / 15.8 sq m  
 Outbuildings = 1410 sq ft / 131 sq m  
 Total = 4909 sq ft / 456 sq m

For identification only - Not to scale



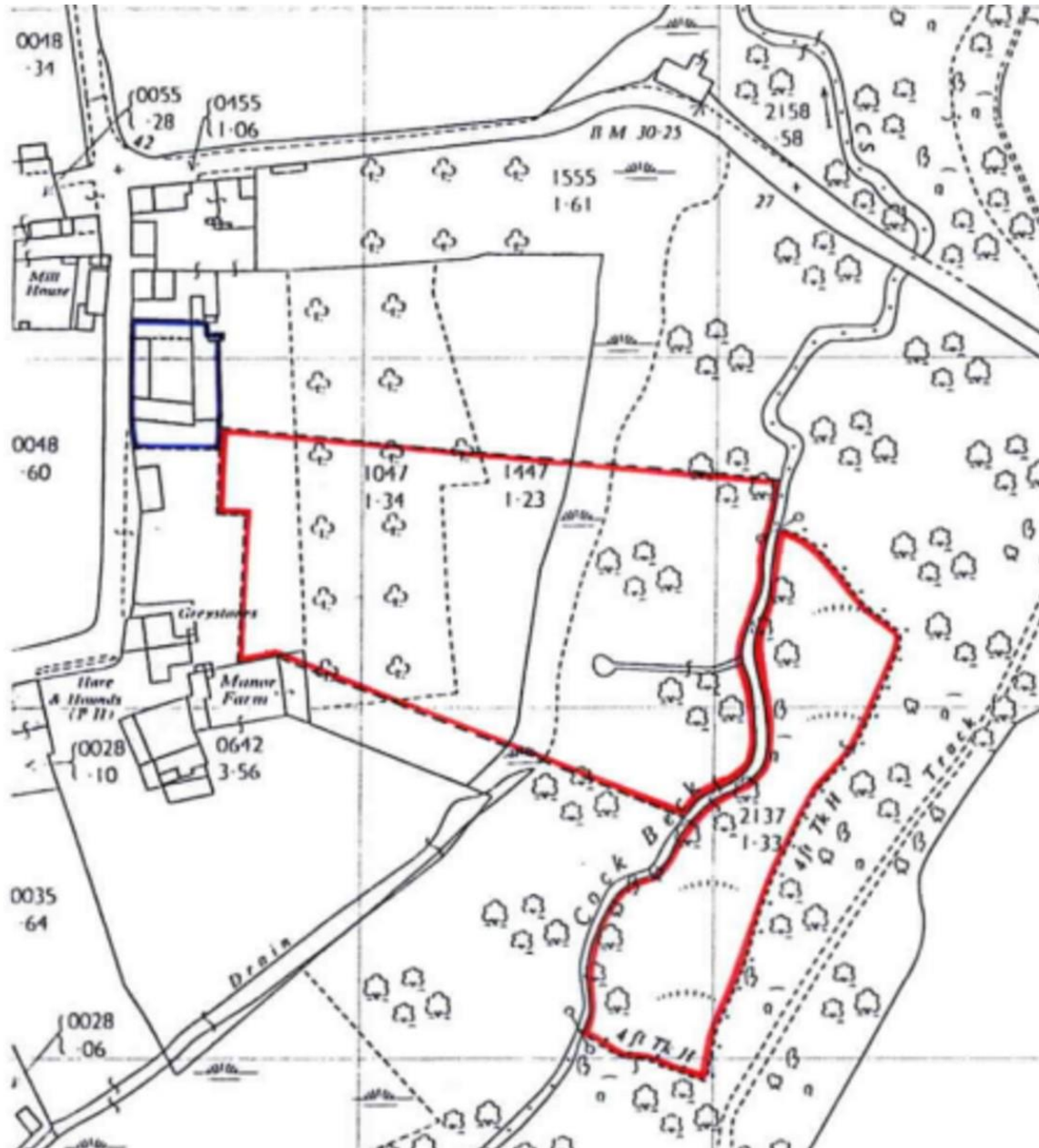
Denotes restricted head height











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		80	82
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		77
England, Scotland & Wales		EU Directive 2002/91/EC



Tenure Type: Freehold  
 Council Tax Band: G  
 Council Authority: North Yorkshire