



WELL BARN  
Tollerton, York



**GSC GRAYS**  
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# WELL BARN

Tollerton, York YO61 1PU

An amazing 4/5 bedroom property constructed in the style of a barn conversion. Immaculate throughout with fantastic interiors offering over 2,000sqft of flexible accommodation, positioned on a quiet backwater in the popular village of Tollerton.

## ACCOMMODATION

Individual property immaculate throughout  
Offering over 2,000sqft of flexible accommodation  
Bespoke kitchen and bathrooms  
Four/Five bedrooms  
Quiet position close to open countryside  
Popular village with many amenities  
Ideal for families  
Delightful gardens



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## Well Barn

Well Barn is a stunning home which the owners have lovingly created over their tenure. The home has been skilfully constructed to exacting standards and the bespoke kitchen and bathrooms would not look out of place featured in an interiors publication. The flexible accommodation currently houses 4 bedrooms, however the playroom on the ground floor could be used as bedroom 5 - especially useful for those needing ground floor bedroom space. With underfloor heating to the entire ground floor and air source heat pump central heating, the property briefly comprises:

To the ground floor: Large open plan Living/dining/kitchen with quarry tiled flooring, bespoke kitchen and centre island from Gibson Cabinet Makers of Whitby, bifold doors leading to the rear garden and patio area, living/dining area with expansive glazing to the side elevation, utility cupboard. Dual aspect lounge with feature fire place and wood burning stove, inner hall with access to cloakroom/w.c, family/play/bedroom 5, Stairs to first floor.

To the first floor:

There are three landing areas, the first of which leads to bedroom 2 and one of the beautiful house bathrooms. A large study/library area leads off, a great space for those that work from home. A further landing leads to the principal bedroom with built-in wardrobes, pitched ceilings and ensuite shower room. There are two further double bedrooms and a delightful bathroom with pretty clawfoot bath.





### The Appeal of Our Home - The Owners' Insight

Tollerton is a great place to bring up a family. It is a peaceful location with lots of walks close by. The village has an active community and there are a wide variety of clubs in the village hall, these include Yoga, Art and Pilates. The new playground is fantastic and there are plenty more amenities including the pub, tearooms, doctors' surgery, village shop and post office. Transport links are great and there are buses to Thirsk and York.

### Externally

The property is approached off a driveway laid with stone sets which then leads through pretty double timber gates. These open to a gravelled courtyard providing off-street parking for several vehicles. A path leads down the side of the house to the enclosed rear garden. This is a delightful area with mature borders, patio, entertaining area with vine covered arbour, brick built storage and good sized lawn. As with the rest of the property, much love and attention has been given to this space to create a peaceful haven.



## Situation and Amenities

Tollerton is a popular rural village offering picturesque surroundings and a vibrant community, with easy access to the wider area. The village itself benefits from excellent local amenities, including an award-winning shop/post office, a church, a doctors' surgery, two public houses, a village hall, a sports and recreation field with tennis court, cricket field and pavilion, and a well-equipped children's play area. The nearby A19 provides quick access to the market towns of Easingwold and Thirsk and the wider range of shops, schools and services that they have to offer. Further facilities, including travel links, can be found in the city of York which is only 10 miles away.

## Services

Mains Electricity, water and drainage. Central heating via an air sourced heat pump.

## Local Authority and Council Tax Band

North Yorkshire Council Band E

## Particulars and Photographs

Particulars were written and photographs taken in July 2024

## Viewings

By arrangement with GSC Grays 01423 590 500

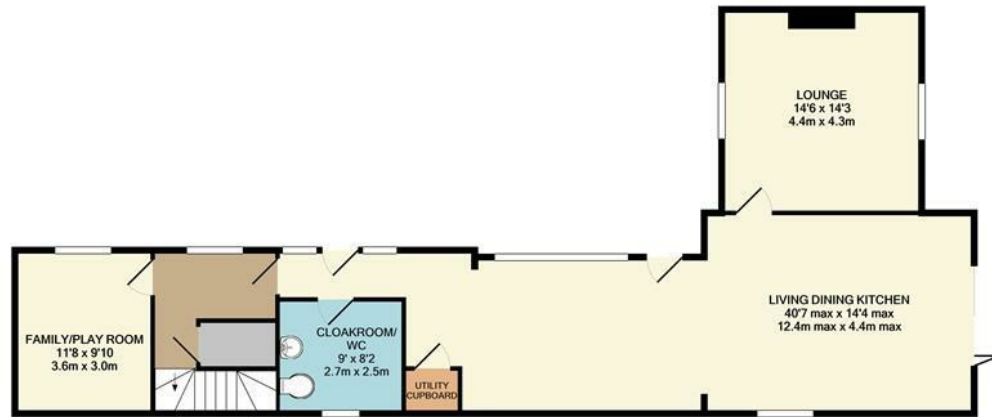
## What3Words

///sparks.spouting.boggles

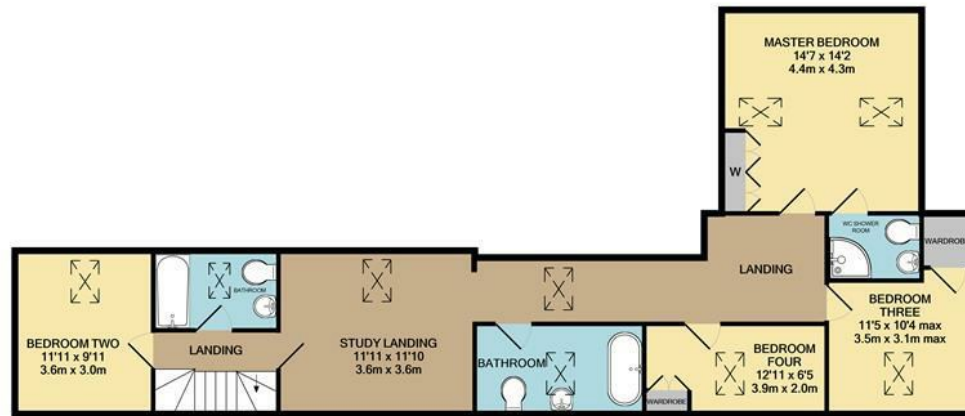
## Disclaimer Notice

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1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



GROUND FLOOR  
APPROX. FLOOR  
AREA 1038 SQ.FT.  
(96.5 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 1045 SQ.FT.  
(97.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 2084 SQ.FT. (193.6 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

