

linkagency

5 Bedroom Barn Conversion for Sale

Offers Invited £675,000

Hostlers Barn Main Street, Garton-On-The-Wolds, Driffield, YO25 3ET



KEY FEATURES

- UNIQUE BARN CONVERSION INCL ADJOINING ANNEXE
- TOTAL LIVING ACCOMMODATION EXTENDS TO 2488 SQ FT
- INCLUDES A SEPARATE DUTCH BARN (871 SQUARE FEET) + 1.7 ACRES OF LAND
- LOCALLY SOURCED BRICKS AND TIMBER
- QUALITY, STURDY, BESPOKE FINISH THROUGHOUT
- CHARACTER AND STYLE ABOUND
- VERSATILE FLOORPLAN: INCOME POTENTIAL
- YORKSHIRE WOLDS VILLAGE : MARKET TOWN OF DRIFFIELD 2 MILES
- CENTRAL LOCATION TO YORK, SCARBOROUGH AND HULL
- NO CHAIN

HEAD OFFICE

Mullbery House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN

Telephone: 01482 699007
Email: Jayne@linkagency.co.uk
Website: www.linkagency.co.uk

GENERAL DESCRIPTION

Hostlers Barn, located in picturesque Garton on the Wolds, is an energy efficient, brick-built property which will be heated using solar panels and energy efficient electric radiators. In keeping with character property tradition, there are log burners in the main dwelling as well as in the adjoining annexe.

The versatile lay-out / floor plan means the property lends itself to a variety of uses: a family home, a holiday rental opportunity or even multi generational living.

The original barn which probably dates back to the mid 17th century has been converted and enhanced using the highest quality, locally sourced bricks and responsibly sourced timber. Quality timber finishes are to be found throughout to include: western hemlock interior and exterior doors with cast iron handles and latches; wood floors, pine skirting boards, oak lintels, larch beams and ash window sills; all which blend to create a feeling of warmth, rustic style, character and individuality.

The barn is approached off the A166 and is tucked away at the end of a short gravel driveway where there is ample multi vehicle parking as well as access to the Dutch barn and a field measuring approximately 1.67 acres, currently used for grazing sheep.

There is a drive- through access which leads to the inner courtyard, a fabulous place to sit and enjoy the sun. The main entrance to the barn is accessed from the inner courtyard: the large entrance way lends itself to being a study space; to the left is a reception space ideal as a dining / sitting area which leads to a modern, fitted dining kitchen with an integrated fridge freezer, a Belfast 1.5 bowl sink, several fitted base units and tiled splash-backs, there is ample space for a dining table and additional furniture; opposite the kitchen, through the side inner hallway/ disabled access, there is a utility / boiler room, leading to a shower and toilet. The first reception area, ideal as a formal dining space, leads to a spacious 2nd reception room: a lounge with a fabulous log burner and oak mantel; this room looks on to the rear garden. There are 2 staircases off the spacious ground floor; the first staircase leads to two double bedrooms; one features an ensuite bathroom with a cast iron bath, sink and Wc and the second large double bedroom has a WC and sink. The second staircase leads to a large double bedroom, a shower room and a third single room: combined, they would make an ideal principal suite of rooms. The adjoining annexe is accessed via the inner courtyard; this building includes, to the ground floor: a modern fitted kitchen with a log burner and space to sit and dine and a shower room and toilet; the upper floor includes a large bedroom with a WC and wash basin as well as sitting space.

Outside there is a gravelled, gated entrance with ample parking space; a good size grassed area to the rear of the barn suitable as a formal garden and a gateway leading to the dutch barn which extends to 2,525 square feet: it has a mezzanine storage area, a workshop area, a WC and shower area as well as an enclosed studio area. Beyond and to the side of the barn is the fenced and hedged field measuring approximately 1.67 acres; this is currently used to graze sheep. The inner courtyard is also gravelled and features a raised brick border.



HEAD OFFICE

Mullbery House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN

Telephone: 01482 699007
Email: Jayne@linkagency.co.uk
Website: www.linkagency.co.uk

SPECIFICATION

Locally sourced materials where possible
Electric heating
2 log burners
Highly insulated floors, walls and ceiling
Kingspan in vaulted ceilings
Pantile roof
Indian stone floors
Wood , double glazed, sliding sash windows
Hemlock wood doors with cast iron handles and catches
Solar panels are to be fitted on the dutch barn roof
Responsibly sourced timber used wherever possible
Oak lintels
Ash window sills
Western hemlock stairway steps with ash spindles and newels
Larch beams
Pine skirting boards
Mains sewage
Mains electricity

GARTON ON THE WOLDS

Garton truly is part of the fabulous East Yorkshire Wolds countryside, located just under 3 miles north west of the market town of Driffield, off the A166, between historic York (25 miles) and the port city of Hull (24 miles) and North Yorkshire's seaside town of Scarborough (24 miles). Other nearby towns are historic Beverley, 15 miles and the seaside town of Bridlington ,15 miles. Its central location means the home offers a tranquil retreat within easy reach of East and North Yorkshire towns and cities. The beautiful Yorkshire wolds area is popular for country sports including walking on the Wolds Way and cycling . Historic, picturesque villages including Sledmere, Millington, Huggate, as well as the medieval village of Wharram Percy, are just a short drive away .

PERSONAL AGENT JAYNE

When you choose a Personal Agent to sell your home , your service will include:

Your personal agent's expertise in the residential sales industry throughout Yorkshire

A personal service, tailor made for you

High quality interior and exterior professional photography as standard

Drone photography

Easy to read floor plans

Listing on major websites including Rightmove, Zoopla and On the Market

Regular use of social media especially Facebook and Instagram

Accompanied viewings for your buyers

An Open House event when appropriate

Regular contact

Thorough, attentive, sales progression once a buyer has been found

Negotiations and advice regarding future purchases / rentals of properties

A 24/7 answering service to ensure no leads are missed

These particulars are produced in good faith. They are set out as a general guide only and do not constitute, any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No



HEAD OFFICE

Mullberry House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN

Telephone: 01482 699007
Email: Jayne@linkagency.co.uk
Website: www.linkagency.co.uk

person in the employment of, or association with Link Agency, has any authority to make or give any representation or warranty whatsoever in relation to this property





Approximate Gross Internal Floor Area = 231.1 sq m / 2488 sq ft

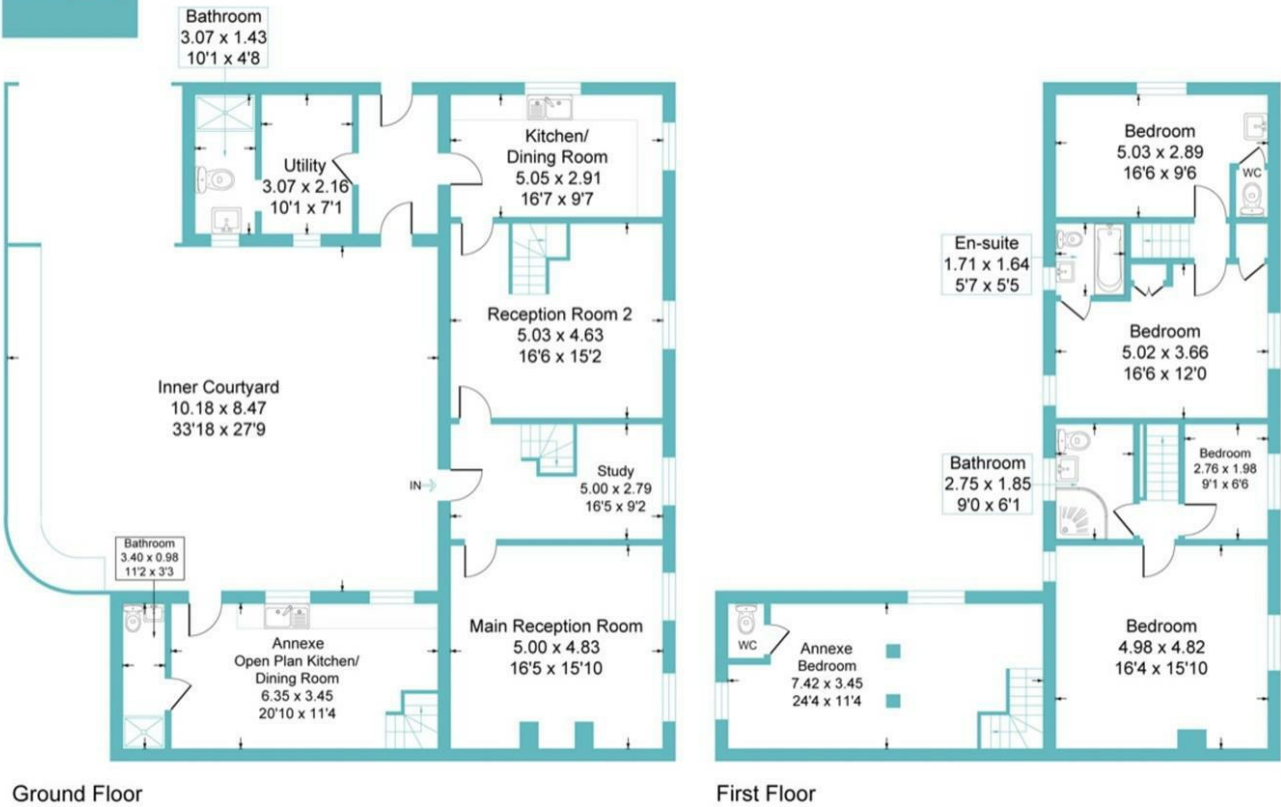


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales		EU Directive 2002/91/EC

Disclaimer
These particulars are produced in good faith. They are set out as a general guide only and do not constitute, any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of, or association with, Link Agency, has any authority to make or give any representation or warranty whatsoever in relation to this property.