

# linkagency

4 Bedroom Barn Conversion for Sale

£975,000

The Stables Main Street, North Dalton, YO25 9XA



## KEY FEATURES

- MASTER CRAFTSMAN SOVEREIGN BUILD, LUXURY CONVERSION, EXTENDING TO OVER 3000 SQUARE FEET
- BESPOKE, HIGH SPECIFICATION KITCHEN OPENING TO A VERY LARGE LIVING SPACE; MULTI FOLD DOORS TO BOTH SIDES
- 4 BEDROOMS: 3 WITH LUXURY EN SUITES + EXTRA, GROUND FLOOR WET ROOM
- PRETTY YORKSHIRE WOLDS VILLAGE WITH AN INN AND A POND, COUNTRY FOOTPATHS CLOSE-BY
- GENEROUS, LANDSCAPED PRIVATE PLOT, APPROX 1/3 ACRE, WITH DRIVE-IN, DRIVE OUT CURVED DRIVEWAY + LARGE GARAGE
- FENCED, FORMAL GARDEN TO THE SIDE INCLUDING LARGE FEATURE PATIO
- HIGH SPECIFICATION, CONVERSION BUILD OF DISTINCTION, INCLUDING ORIGINAL BEAMS
- EXTERIOR DOOR TO FABULOUS, BESPOKE DESIGN, BOOT ROOM WITH UTILITY
- CENTRALLY LOCATED FOR EASY ACCESS TO YORK, BEVERLEY, HULL AND THE EAST YORKSHIRE COAST
- APPROXIMATE DISTANCE IN MILES: YORK 22 ; BEVERLEY 11; HULL 20; BRIDLINGTON ON EAST YORKSHIRE COAST 19

### HEAD OFFICE

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

Telephone: 01482 699007  
Email: [Jayne@linkagency.co.uk](mailto:Jayne@linkagency.co.uk)  
Website: [www.linkagency.co.uk](http://www.linkagency.co.uk)



## GENERAL DESCRIPTION

This recent, high specification, luxury barn conversion by local, master craftsman builders, Sovereign Build, is a large home of distinction and character, located in the pretty, tranquil village of North Dalton, situated in the heart of the picturesque Yorkshire Wolds, with country walks and rambles on its doorstep.

This unique converted and extended stables incorporates over 3000 square feet of high specification living accommodation throughout, to include a beautiful quality fitted kitchen with a wide range of integrated appliances, a quooker tap and a range cooker. The luxury kitchen, with round edge quartz work tops and very large breakfast island, opens to a large dining room with a feature, repurposed original pigeon loft, now a unique wine store, and multi-fold doors opening to a large patio. The impressive kitchen opens to a spacious sitting area set around a feature, craftsman - built, natural stone fire place. The style and layout of these main reception rooms, located in the impressive, extended west wing, create a fabulous space in which to entertain and enjoy life with family and friends; when the weather is good, the two sets of multi-fold doors open on to the 2 large patios and gardens. Those who enjoy outdoor, 'muddy boot' pursuits can approach the property from a purpose-built boot room / utility room with ample space for boots and outdoor wear as well as having a sink and space and plumbing for a washing machine and dryer. The long, stone tiled, inner hallway leads to 2 ground floor double bedrooms, one with a luxury ensuite with a bath and separate shower. The ground floor also has an extra wet room. There is a study next to the fabulous entrance hallway overlooking the front courtyard and there is also interior access to the large garage. The main, oak entrance door opens to an impressive, high ceiling hallway with a wall-mounted, feature, repurposed original, timber stable stall divide and a fabulous, light oak, staircase with metal spindles leading to the 2 luxury, upper floor bedrooms. Both bedrooms to the first floor feature, Juliet balconies looking onto the verdant front garden and sweeping driveway. The principal, super king, bedroom 1, features a walk-in dressing area and an ensuite with a slipper bath and separate dual head shower. The second large, king size double upper floor, bedroom also has a luxury ensuite. The generous gardens, stretching to approximately one third of an acre, are fully landscaped with a grassed area with mature trees to the front; a gravel curved, sweeping drive-in, drive out driveway and a large, fenced and lawned formal garden to the side.

## NORTH DALTON AND THE WOLDS

North Dalton is a small, picturesque, Yorkshire Wolds village in the East Riding of Yorkshire. It is a peaceful, country haven, centrally located for convenient access to the region's sought-after towns, cities and villages. It is located about 6 miles northwest of the market town Driffield and 9 miles east of Pocklington. The city of York is approximately 22 miles to the west; historic Beverley is 11 miles south; the city of Hull is 19 miles south and the seaside town of Bridlington on the East Yorkshire coast, is 19 miles east.

The village lies in a rural area characterised by rolling hills, farmland, and scenic countryside, typical of the beautiful, unspoilt Yorkshire Wolds.

North Dalton has a rich history, with its roots tracing back to medieval times. Its parish church, All Saints, is a notable feature of the village, dating back to the 12th century. The village is also known for its traditional buildings - much of the village is in a conservation area - and its peaceful environment, make it a quiet, appealing residential retreat. The village benefits from a country pub, the Star Inn, located next to a picturesque pond; the Inn has a restaurant and bar. The village benefits from a village hall which is available to hire for parties, events and other uses; there's a well equipped kitchen, and full disabled access. It is used for art classes, yoga, dances, music and a variety of community events.

The local economy historically revolved around agriculture, though the village today primarily serves as a prestigious residential area with a community feel.

The Wolds' region's tranquility and unspoiled countryside make it a haven for nature lovers and those who enjoy outdoor pursuits, including walking, cycling and horse riding.

The surrounding East Yorkshire Wolds are a range of gently rolling chalk hills in the East Riding of Yorkshire. They stretch from the Humber Estuary in the south to the coastal cliffs at Flamborough Head in the north. Known for their picturesque landscapes, the Wolds feature open fields, dry valleys, wooded areas, and charming villages, making them a popular destination for walking, cycling, and rural tourism.

The Wolds are steeped in history, with evidence of prehistoric settlements, ancient burial mounds, and medieval churches. The area inspired the famous artist David Hockney, who captured its beauty in his landscape paintings.

The Yorkshire Wolds Way, a 79-mile National Trail offers breathtaking views and historic towns along its route including the traditional market towns of Beverley and Driffield.

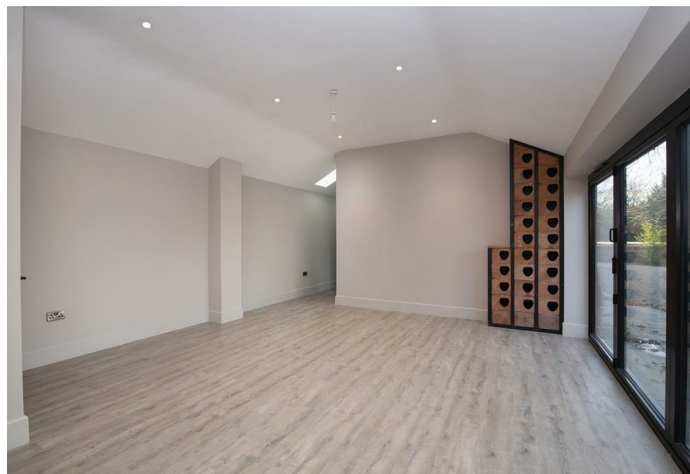
## RECEPTION HALL

17'1" x 11'5"

Solid oak door - Graphite black metal iron mongery - Feature, original timber stable stall divide from the building's former use - Stone tiled floor - Solid oak staircase with black iron spindles - Underfloor heating - High ceiling with original beams

## INNER HALLWAY

Tiled flooring - Underfloor heating - Recessed downlights



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### DINING ROOM

13'4" x 14'11"

Large space - Feature, repurposed original pigeon loft parts to create wine holders - Underfloor heating - Multiple fold doors to the front patio

### PLANT ROOM / STORE

4'6" x 19'1"

Water tank and air source central heating boiler and controls - Ample space to store brooms and extra kitchen ware et cetera

### OPEN PLAN KITCHEN TO LIVING ROOM

30'9" x 19'1"

#### KITCHEN

Luxury, bespoke fitted kitchen - Quartz work tops - Very large Breakfast Island with seating space for 8 to 10 people - Island incorporates: storage cupboards under ; a pop up auto power point; a wine cooler and an integrated combi - microwave - Other areas of the large kitchen include: a large integrated fridge and a separate large, integrated freezer - Recessed electric Range cooker with feature inset oak beam and extractor unit over range - Quality Karndean flooring - Ceramic belfast style sink with quooker tap - Recessed down-lights

#### LIVING ROOM

Large room - Multiple fold doors to two sides with access to front and side patios - Feature natural stone fireplace with chimney - Underfloor heating - Recessed downlights - Quality Karndean flooring

### BOOT ROOM / UTILITY

11'8" x 8'6"

Exterior door - Fitted units to include: cupboards, a bench with lift up boot store , utility cupboard and ceramic belfast style sink - Recessed down lights - Underfloor heating

### GROUND FLOOR BEDROOM 3

13'0" x 11'8"

Double room - Aspect to the front - Feature beams

### BEDROOM 3 ENSUITE

12'5" x 5'6"

Large luxury ensuite - Walk-in shower with dual heads - Low flush WC - Bath - Part ceramic tiling to walls - Aspect to the front - Extractor fan - Recessed downlights - Feature beam

### GROUND FLOOR BEDROOM 4

12'5" x 12'5"

Flexibility of use - Underfloor heating - Recessed down lights - Aspect to the front

### WET ROOM

4'4" x 8'4"

Ceramic tile walls and floor - Walk-in double shower - Glass screen - Low, hidden flush WC set in unit - Sink set on cupboard unit

### STUDY

8'4" x 8'4"

Aspect to the front - Underfloor heating - Recessed downlights

### GARAGE

17'1" x 14'2"

Double feature wood doors - Power - Interior door from the inner hallway

### GALLERIED LANDING

17'1" x 11'6"

High ceiling - Feature beams - Feature column radiator - Oak and metal balustrade

### PRINCIPAL BEDROOM 1

17'1" x 14'0"

Super king size room - Feature beams - Recessed downlights - Opens to dressing room - French double doors to Juliet balcony - Radiator

### DRESSING ROOM TO BED 1

8'6" x 8'5"

Space for fitted rails etcetera - Radiator - Window with aspect to front

### ENSUITE TO BED 1

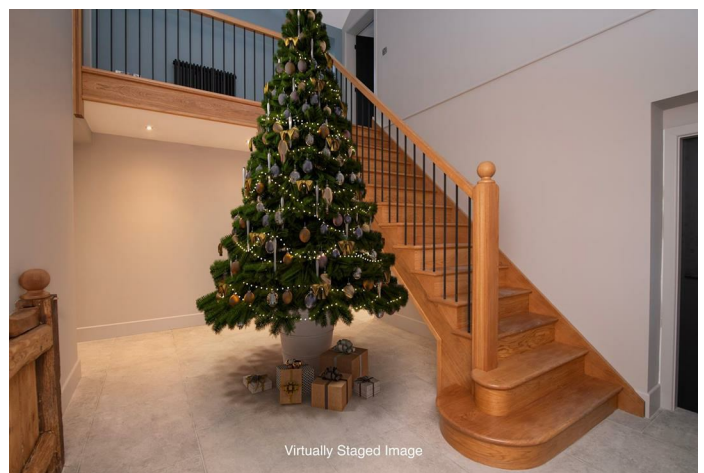
8'3" x 8'5"

Metro style tiled walls - Sink set on cupboard unit - Black ladder style towel rail - Feature beams - Slipper style bath with free standing tap with shower head - Double shower with dual shower heads - Feature lights from beams - All taps and shower fittings are in Matt black

### BEDROOM 2

17'1" x 18'1"

Large king size double room - Radiator - French doors to Juliet balcony



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## ENSUITE TO BED 2

8'3" x 8'3"

Tiles to walls and floor - Sink set on double cupboard unit - Double shower with dual heads - Low flush WC

## GARDENS AND DRIVEWAY

Generous size - Fully landscaped - Grassed area with mature trees to the front - Gravel curved, sweeping drive-in, drive out driveway - Metal fencing to the front - Ample parking space - Stone patio area to front west wing, outside the dining and living areas - Timber fencing and hedge plants to the boundary - Large, fenced and raised formal garden measuring approximately 90 feet by 60 feet , extending to 85 feet to the side with : a lawn, established trees + a large, stone patio adjoining the multi fold doors from the living room

## HEATING

Top of the range Air source heatpump with zoned underfloor heating to the ground floor and conventional radiators to the upper floor

## EXTRA DETAILS

Quality black, interior timber doors with knurled, black handles

Quality double glazed windows and multi fold doors with black, monkey tail style handles

Outside lights

Chrome sockets

Cabled for tv and internet

Tv points to all bedrooms and living areas

Farrow and ball colours throughout

Zoned heating

## PERSONAL AGENT JAYNE AT LINK AGENCY

When you use a Personal Agent to sell your home, your tailor-made estate agency service will include:

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

A personal service, tailor made for you

High quality, professional interior and exterior photography as standard

Easy to read, detailed floor plans

Listing on major websites

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 telephone answering service

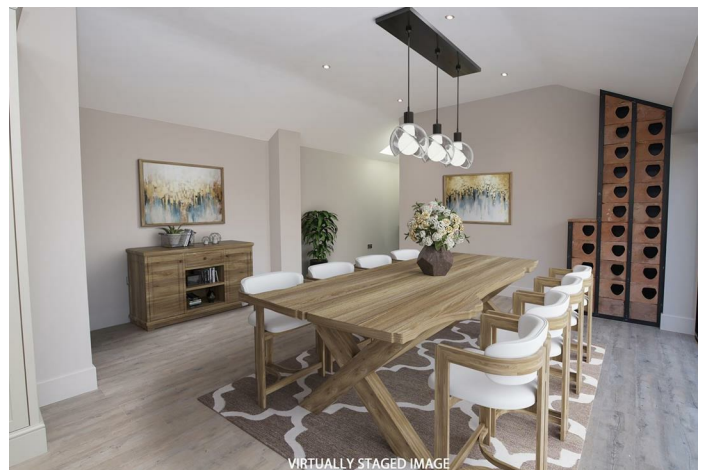
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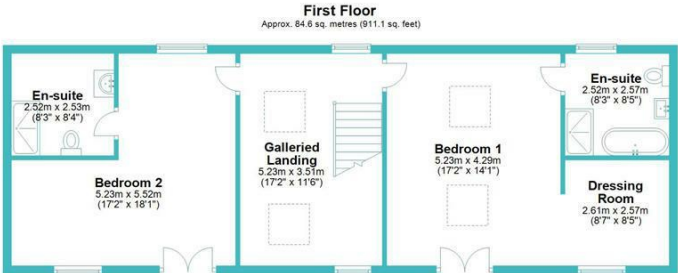
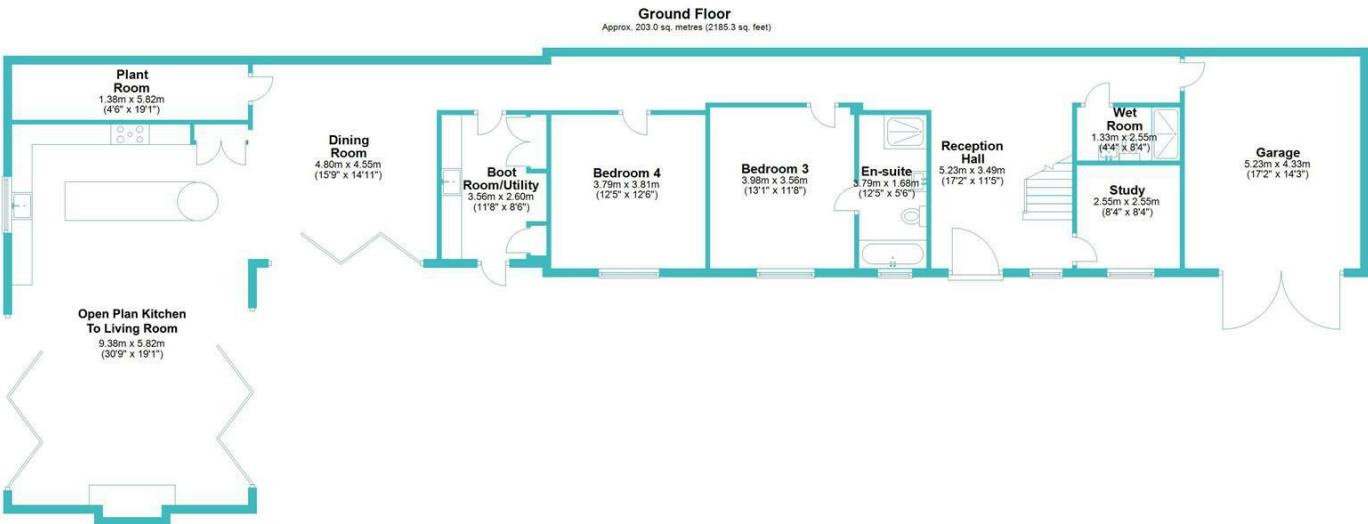
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Total area: approx 287.7 sq. metres (3096.4 sq. feet)

**Disclaimer:**  
Floor plan, furniture and fixture measurements and dimensions are approximate and are for illustrative purposes only. We give no warranty or representation as to the accuracy and completeness of the floor plan.

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

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