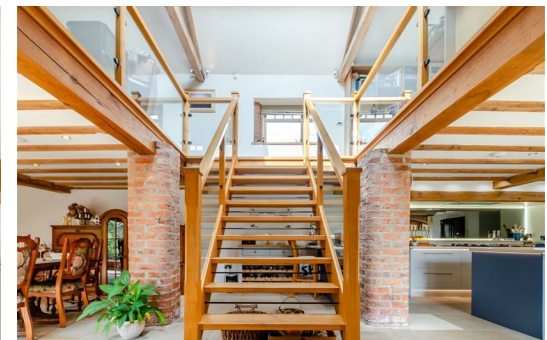


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8599806/SAK



Directions

Contact
 18 Blake Street
 York
 North Yorkshire
 YO1 8QG

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T: 01904 571195

fineandcountry.com



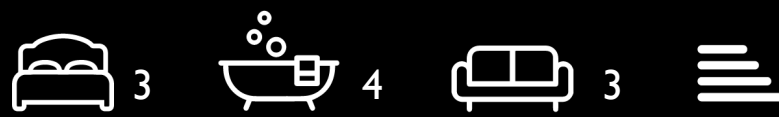
**3 Bed
 Barn Conversion
 located in Barmby-on-the-Marsh**



South Street Barmby-on-the- Marsh Near Howden

Guide Price £600,000

Freehold



Experience unparalleled luxury and historic charm at Fox Farm Barns, a stunning Grade II listed conversion spanning 2,668 sq. ft. with bespoke finishes. Enjoy versatile living spaces, a beautifully maintained garden, and modern amenities in a picturesque setting.

Guide Price £600,000 - £625,000

Welcome to Fox Farm Barns, a stunning detached Grade II listed barn conversion that beautifully marries contemporary luxury with historic charm. This exceptional home, spanning 2,668 sq. ft., is crafted with top-quality materials and attention to detail, making it one of the area's finest residences. The property comprises two interlinked barns, connected by a single-story glass-walled doored extension, creating a striking hallway that leads to a charming courtyard and primary garden. This home perfectly balances modern living with original features, enhanced by recent renovations including a luxurious kitchen remodel.

Enter through twin hardwood French doors into the bespoke kitchen, featuring high-end appliances, a large central island, and elegant lighting, all set against exposed wooden beams, natural stone flooring, and underfloor heating. Adjacent is a utility room, cloakroom with shower, and secondary door to the front garden. The dining area flows seamlessly from the kitchen, with hardwood French doors opening to the enclosed courtyard. A solid oak staircase with glass balustrades leads to the first floor, where a spacious lounge area, study, and fourth bedroom await, accented by exposed beams and abundant natural light.

A vestibule hallway connects the primary living area to the secondary barn, housing three double bedrooms and a boiler cupboard. The ground-floor principal suite features an en-suite with twin basins and natural stone flooring and opens to the courtyard. Two more double bedrooms in the secondary barn have en-suites and exposed beams. Outside, a private driveway leads to ample parking for at least 3 vehicles and a beautifully

maintained garden, predominantly laid to lawn with a patio area.

Fox Farm Barns offers luxurious living while retaining the charm of its agricultural past, providing extensive and versatile living spaces in a picturesque setting. This property is a true gem, ready to welcome its next discerning owner.

Barmby on the Marsh itself exudes charm and heritage, boasting a charming pub and a Grade 2 listed church that add to its character. For residents with young children, the village's high-quality school, which has received a good rating from Ofsted, provides excellent primary education. Secondary education is conveniently available in Howden, located approximately 5 miles away.

For those who commute, Fox Farm Barns offers easy access to transportation links. Junction 37 of the M62 is just a short 15-minute drive away, ensuring a seamless journey to nearby destinations. Additionally, for those traveling to London, Howden Train Station is 4 miles away connecting you to Doncaster & York Train Station where the train journey from to Kings Cross takes approximately 2 hours and 10 minutes, offering a convenient option for city-bound trips.

PLEASE NOTE

Part A:

- Property Type: Freehold
- EPC Rating House: D
- Council Tax Band: F

Part B:

- Parking arrangements: Private shared driveway leads to 3 car parking

• Number of Rooms:

- Bedrooms 3
- Bathrooms 4
- Of Which Ensuite 3
- Total Toilets 4
- Reception Rooms 3

Part C: Additional Information

- Broadband: Fibre Broadband to the village then copper to the property speeds around 60-70Mbs.
- Mobile Network: The seller informed us that their phone network is EE.
- Drainage: Mains drainage serves the property.
- Utilities: Mains Gas, Electricity and Water.

Upon receipt of any offer these steps will follow.

1. Any offer put forward will be qualified by Anita, our independent financial advisor who will give you a call to discuss how you will be funding this purchase.
2. We require proof of your finances for your purchase. This will be evidence of where your cash is held e.g. bank statement, proof of mortgage/mortgage in principal or if your finances are from a

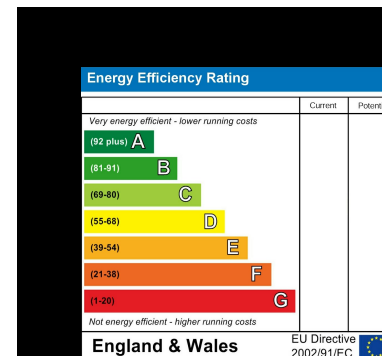
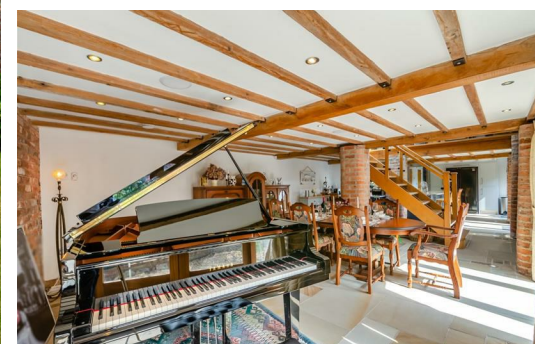
sale on a property, we will require details of your solicitor acting for you to confirm.

3. Once a sale is agreed you will then be required to provide solicitor details. We can provide you with a competitive conveyancing quote.

4. Further documents required from you in person are: photo ID (passport/driving licence) and proof of current address dated within the last 3 months (utility bill, council tax or mortgage statement).

5. We will conduct an electronic anti-money laundering check on you as per the regulations we are to adhere set out by HMRC.

6. Once your mortgage has been formally offered, the property will be marked as Sold Subject to Contract.



FINE & COUNTRY