



OAK BARN

TADCASTER, LS24 8DH

£1,100,000
FREEHOLD

This truly outstanding link-detached barn conversion offers over 3,700 square feet of exquisitely designed living space. Finished to an exceptionally high standard throughout, this unique home seamlessly combines architectural grandeur with refined contemporary interiors, making it a rare opportunity for discerning buyers seeking something truly special.

MONROE

SELLERS OF THE FINEST HOMES

OAK BARN

- Desirable Semi Rural Location • Link Detached Barn Conversion • Breathtaking Open Plan Kitchen Living Dining Room • Four Spacious Bedrooms • Four Luxury Ensuites • Over 3700 sq ft • Stunning Garden Annexe • Beautifully Landscaped Garden • Double Garage • Easy Access to A1



Set in a peaceful semi-rural location, this truly outstanding link-detached barn conversion offers over 3,700 square feet of exquisitely designed living space. Finished to an exceptionally high standard throughout, this unique home seamlessly combines architectural grandeur with refined contemporary interiors, making it a rare opportunity for discerning buyers seeking something truly special.

From the moment you arrive, the property makes an unforgettable first impression. Two imposing entrance hallways create a grand and flexible flow through the home, offering versatility in layout and a bold sense of arrival. The heart of the home is a beautifully appointed open plan living and dining space, ideal for both everyday living and entertaining on a larger scale. With expansive proportions and an effortless connection to the outdoor surroundings, the space is filled with natural light and character.

The kitchen is a true showpiece, designed and crafted by Neptune. It features bespoke cabinetry, premium integrated appliances, and elegant quartz worktops – all brought together with timeless styling and exceptional attention to detail. Featuring a double Belfast sink, food preparation sink, Pot filler tap and walk-in Pantry room, this really is the discerning chef's dream.

Accommodation includes three generously sized bedrooms, each offering excellent proportions and thoughtful design. The primary suite, found on the

ground floor, is particularly impressive, boasting a spacious layout with a luxurious open-plan en suite facility, also by Neptune, and extensive storage, providing a private and calming sanctuary within the home. Double doors give direct access to the courtyard garden.

A second ground floor room has the option for a further bedroom, or a home office if required.

Two further double bedrooms can be found on the first floor, both offering bathrooms, again supplied by Neptune, where luxurious materials and beautifully considered design create tranquil, spa-like retreats.

A separate detached annexe can be found in the gardens, again offering pure luxury and tranquillity, featuring its own en suite shower room and walk-in wardrobe, the annexe even boasts its very own courtyard garden, offering a private place to sit and relax. This is an ideal guest suite, teenage retreat.

The property is set in beautifully landscaped gardens, with various areas designed for outdoor seating and entertaining. With views across open farmland, it's the perfect private setting to relax or to entertain.

This link-detached property is a perfect balance of privacy and connection, offering a unique architectural layout that enhances both practicality and aesthetic appeal. Outside, the semi-rural setting ensures peace and privacy, while remaining within easy reach of local

amenities, well-regarded villages, and main road networks, offering the ideal blend of countryside living with modern convenience.

ENVIRONS

Set within the peaceful semirural hamlet of Catterton, Oak Barn enjoys a tranquil countryside setting with excellent access to nearby Tadcaster, York, and Leeds. Surrounded by open farmland and scenic walks, the location offers a rare blend of rural seclusion and convenience, with the A64 and A1(M) close by for easy commuting. Nearby Tadcaster provides everyday amenities and schooling, while York and Leeds offer extensive retail, dining, and rail links, including direct trains to London. The surrounding area is dotted with charming villages and popular country pubs, making it ideal for those seeking a relaxed yet well-connected lifestyle.

REASONS TO BUY

- Desirable Semirural Location
- Link Detached Barn Conversion
- Breath-taking Open Plan Living
- 4 Spacious Bedrooms
- 4 Luxury En-Suites
- Over 3,700 sqft
- Stunning Garden Annex
- Beautifully Landscaped Gardens

- Double Garage
- Easy Access to A64 and A1

SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

OAK BARN





Approx. Gross Internal Floor Area 3754 sq. ft / 348.74 sq. m (Including Garage/Outbuilding)

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

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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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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