



Barn Conversion, Old Inn Farm , Folkton, Scarborough YO11
£110,000



A PARCEL of LAND with granted PLANNING PERMISSION to CONVERT and EXTEND a Grade II Listed BARN, into a RESIDENTIAL THREE BEDROOM BARN CONVERSION with an EN-SUITE to the MASTER BEDROOM, GARDENS and a CAR SHED.

Planning Permission has been granted in July 2023 Decision number - 22/02027/FL. Plans can be provided upon request to interested parties.

The land will have shared access from Carr Lane, Folkton. The planning permission for the land permits for a current barn structure to be converted and extended into a residential three bedroom barn conversion. Upon being converted the accommodation to the ground floor will total approx 119.22 metres squared and will comprise in brief; living room with stairs to the first floor, kitchen/dining room, laundry room, store, master bedroom with en-suite bathroom, bedroom two and a shower room. The first floor living accommodation will be approx 31.69 metres squared and comprise of a third bedroom and roof storage.

The land is well located in the secluded village of Folkton which affords excellent access to transport links such as the A64 (York) and the A165 (Bridlington) as well as being only approximately 6 miles out of Scarborough itself and 5 miles from Filey. There is also a nearby popular public house/restaurant in the neighbouring village of Flixton.



Beside the land lies a stunning six bedroom dwelling which is currently arranged as a four bedroom cottage with a two bedroom annexe. This is not included within the sale of the land but can be included via separate negotiations. The owners do own the entire plot which has further planning

permissions for a low energy dwelling and is also by separate negotiations. For more information please contact CPH on 01723 352235.

Interested? Get in touch:

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CPH

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132

