



**MUSCOATES BARN
MUSCOATES LANE, NUNNINGTON**

Cundalls



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Helmsley 5 miles, Kirkbymoorside 5 miles, Malton 10 miles, York 20 miles
Distances Approximate

**A SUBSTANTIAL BARN CONVERSION ENJOYING A PEACEFUL RURAL SETTING WITHIN 5 MILES OF HELMSLEY
& PROVIDING ALMOST 3,400SQ.FT OF ACCOMMODATION TOGETHER WITH RAILED PADDOCKS, STABLING,
DOUBLE GARAGE, HOME OFFICE & FAR-REACHING VIEWS.
IN ALL APPROXIMATELY 3.5 ACRES.**

ENTRANCE HALL – GUEST CLOAKROOM – DRAWING ROOM – SITTING ROOM – DINING ROOM – DINING KITCHEN – UTILITY ROOM
GALLERIED LANDING – MASTER BEDROOM – EN-SUITE BATHROOM
THREE FURTHER DOUBLE BEDROOMS – HOUSE BATHROOM

EXTENSIVE GARDENS – AMPLE PARKING – DOUBLE GARAGE – HOME OFFICE – OPEN VIEWS
THREE POST & RAILED GRASS PADDOCKS – GOODRICKS STABLE BLOCK – HAY STORE
IN ALL APPROXIMATELY 3.5 ACRES

**OFFERS IN EXCESS OF £1,000,000
FREEHOLD**

Enjoying a discrete and peaceful setting bordering open countryside, Muscoates Barn is a remarkable barn conversion offering particularly spacious accommodation of almost 3,400sq.ft within a delightful plot of approximately 3.5 acres, less than 5 miles from Helmsley.

Constructed principally of limestone, beneath a clay pantile roof, the house itself enjoys an appealing layout with generously proportioned living areas, the open-plan dining kitchen and a vast drawing room being of particular note. In brief, it comprises entrance hall, guest cloakroom, drawing room, sitting room, dining room, dining kitchen and utility room. Upstairs, a galleried landing gives access to a master bedroom suite with dressing area and en-suite bathroom, three further double bedrooms and a house bathroom.

Muscoates Barn is approached via long, good quality tarmac drive; it is an appealing approach which affords the property with a high level of privacy. Attractive gardens wrap around the house, the main area enjoying a west-facing aspect with views across the paddocks and open countryside beyond. There is ample space to park and a double garage block with an adjoining home office. Subject to securing the necessary consents, there is scope to combine these two spaces to create a self-contained annexe, if required.

Three grass paddocks form part of the package and are complemented by a Goodricks stable block and hay store. Each paddock has a mains water trough and the whole arrangement will present an appealing proposition for anyone with equestrian or smallholding interests. Overall, this is a delightful family home in a beautiful and readily accessible location.

Nunnington is a picturesque village, located below Caulkley's Bank on the banks of the River Rye, within the Howardian Hills Area of Outstanding Natural Beauty. The village is well sought after and benefits from a popular coffee shop within Nunnington Studios, where there are various other independent retailers, and Nunnington Hall, owned by the National Trust, is free to visit for parish residents. Additional facilities can be found in the nearby village of Hovingham and also in the market towns of Helmsley (5 miles), Kirkbymoorside (5 miles) and Malton (10 miles). Muscoates Barn is located approximately 1 ½ miles north-east of the village, in a peaceful, rural situation.

ACCOMMODATION

ENTRANCE HALL

6.4m x 2.6m (min) (21'0" x 8'6")

Staircase to the first floor. Cloaks cupboard. Broom cupboard. Thermostat. Three radiators.

GUEST CLOAKROOM

2.4m x 1.4m (7'10" x 4'7")

White low flush WC and wash basin. Large, fitted cupboard housing the Worcester oil-fired central heating boiler. Casement window to the rear. Radiator.

DRAWING ROOM

10.2m x 6.3m (max) (33'6" x 20'8")

A triple aspect room with full-length casement windows and two sets of French doors to the garden. Cast iron multi-fuel stove within a stone surround. Television point. Five radiators.

DINING KITCHEN

8.4m x 5.2m (max) (27'7" x 17'1")

Range of kitchen cabinets with granite work surfaces and island unit. Multi-fuel range cooker with extractor hood. Ceramic sink unit. Integrated dishwasher and fridge. Tiled floor. Exposed beam. Television point. Casement window to the rear and French doors opening onto the garden. Two radiators.

DINING ROOM / SNUG

5.9m x 3.7m (19'4" x 12'2")

Open fire with stone surround and hearth. Exposed beam. Picture light. Full-length casement window to the rear. Radiator.

SITTING ROOM

5.1m x 4.3m (16'9" x 14'1")

Cast iron multi-fuel stove within a stone surround. Exposed beam. Picture light. Television point. Telephone point. French windows to the side and casement windows to the front and rear. Two radiators.

UTILITY ROOM

3.0m x 2.3m (9'10" x 7'7")

Range of kitchen cabinets incorporating a single drainer sink unit. Automatic washing machine point. Door to the rear. Radiator.

FIRST FLOOR

GALLERIED LANDING

Exposed beams. Airing cupboard housing the pressurised hot water cylinder with shelving. Loft hatch. Casement windows to the front and rear. Radiator.

BEDROOM ONE

5.6m x 4.7m (18'4" x 15'5")

Plus 3.5m x 3.5m (11'6" x 11'6")

Range of fitted wardrobes. Exposed beams. Two wall light points. Television point. Two radiators.



EN-SUITE BATHROOM

3.5m x 2.1m (11'6" x 6'11")

White suite comprising bath, walk-in shower cubicle, wash basin and low flush WC. Exposed beams. Exposed beams. Two casement windows and a conservation style roof light. Radiator.

BEDROOM TWO

5.1m x 3.5m (16'9" x 11'6")

Exposed beam. Television point. Casement window. Radiator.

BEDROOM THREE

3.8m x 3.5m (12'6" x 11'6")

Exposed beam. Television point. Casement window. Radiator.

BEDROOM FOUR

3.8m x 3.2m (12'6" x 10'6")

Exposed beam. Casement window. Radiator.

HOUSE BATHROOM

3.8m x 2.4m (12'6" x 7'10")

White suite comprising free-standing roll top bath, walk-in shower cubicle, wash basin and low flush WC. Extractor fan. Exposed beam. Conservation style roof light. Casement window. Radiator.

GARDENS & GROUNDS

Approached via a lengthy tarmac driveway, a timber gate then opens into an extensive gravelled parking area, alongside which there is a double garage block with an adjoining home office or studio. Most of the garden is laid to lawn, along with a courtyard style garden which sits within part of a former foldyard, and a timber summer house and greenhouse. The gardens enjoy a delightful, west-facing aspect with view across the adjoining paddock land and open countryside beyond.

HOME OFFICE

4.9m x 3.9m (16'1" x 12'10")

Loft hatch. Casement windows to the front and rear. Door to the front. Electric heater.

DOUBLE GARAGE

7.0m x 6.1m (23'10" x 20'0")

Electric light and power. Concrete floor. Twin up and over doors to the front.

PADDOCKS & STABLING

Beyond the gardens there are three, interconnecting grass paddocks with post and rail fencing and a mains water supply to each. Alongside the first paddock is an area of concrete hardstanding with timber stable block by J. Goodrick Equestrian, plus an additional hay store. Each of the three loose boxes measure 3.7m x 3.6m (12'2" x 11'10"). This area amounts to approximately 3 acres in total.



GENERAL INFORMATION

Services: Mains water and electricity. Private drainage.
Oil-fired central heating.

Council Tax: Band: G (North Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO62 5XF.

EPC Rating: Current: D64. Potential: C73.

Viewing: Strictly by prior appointment through the Agent's office in Malton.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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