



**ELDER BARN**  
**FADMOOR, NORTH YORK MOORS NATIONAL PARK**

**Cundalls**







## **ELDER BARN**

BOONHILL ROAD, FADMOOR, NORTH YORK MOORS NATIONAL PARK

YO62 7HA

*Kirkbymoorside 2.4 miles, Helmsley 7 miles, Malton 15 miles, York 28 miles, (all distances approximate)*

***A striking contemporary build, marrying a traditional aesthetic, exceptional energy efficiency and a high standard of finish throughout and providing generous and exceptionally versatile accommodation set in a third of an acre.***

- 1,903 square feet of accommodation with a versatile layout and attractively presented throughout and unrestricted occupancy as a full time home.
- Entrance Hall – huge, open plan kitchen with living and dining areas with doors opening onto the garden, sitting room – utility room.
- Master bedroom with en-suite – three further bedrooms and two shower rooms over two floors.
- Detached garage with workshop. Ample off-street parking. Established lawned gardens to the front and rear.
- Situated within an attractive rural village within easy reach of Helmsley & Kirkbymoorside.

**GUIDE PRICE £750,000**

---

## DESCRIPTION

---

A recently completed character property which has been designed and executed with great attention to detail, marrying a vision to create a property which fits seamlessly into the village whilst ensuring a modern flow of accommodation and a stylish, high-end finish and attractive presentation.

The construction of Elder Barn was undertaken approximately 5 years ago and completed in 2023. Carefully designed and conceived with a partially open plan arrangement of rooms which fully reflect the original design ethos to build a home which was both beautiful and more conducive to the modern way of living. The property has been finished to an impressively high standard with an abundance of natural materials used, including limestone and oak flooring, oak internal joinery throughout and is beautifully decorated, with a considered and stylish aesthetic. Style with substance; the house is underfloor heated to the Ground Floor on a zoned system, powered by an air source heat pump. Solar panels supplement the electric and hot water and with high levels of insulation Elder Barn scores especially well for energy efficiency; being C80, making it a refreshingly straightforward home to run.

The house is flooded with natural light, from the superb entrance hall which has a vaulted ceiling and a completely glazed front wall, to the main living space which has a superb triple aspect and doors opening out onto the grounds to two sides. In total the accommodation amounts to almost 2,000 ft<sup>2</sup> in total comprising; entrance hall with bespoke wrought iron and oak return stairs to the First Floor, huge, open plan living dining kitchen with a vaulted ceiling, two sets of bi-folds opening out to the garden and a smart, bespoke fitted kitchen. Separate sitting room with multi fuel stove, large utility room, ground floor double bedroom/study and shower room.

On the First Floor, master bedroom which has a part vaulted ceiling and is open to an en-suite bathroom. Two further double bedrooms and a stylish main shower room polished chrome slipper bath and separate shower.

Elder Barn is set within large grounds of one third of an acre, laid to lawn and set well back from the village street. A driveway runs up the southern boundary up to a large detached, oak clad double garage with workshop.

---

## LOCATION

---

Fadmoor is a pretty moorland village, typified by a broad village green, edged by pretty stone cottages and houses to both sides. The village is set approximately 1.5 miles to the west of Gillamoor, four miles from Kirkbymoorside and only 7 miles from the popular market town of Helmsley. Kirkbymoorside is often referred to as the Gateway to the Moors being at the foot of the North York Moors National Park. It is a pretty market town with a traditional market still taking place on Wednesdays, secondary and schooling can be found close by in Nawton; approx. 4 miles away and primary schooling in Gillamoor which is only half a mile away.





## ACCOMMODATION

### ENTRANCE HALL

5.30 m (17'5") x 4.70 m (15'5")

Solid oak front door with an inset glazed window. Outside light. Limestone floor. Window to the side. Study area with fitted cabinetry. Oak and wrought iron staircase leading up to the First Floor.



### OPEN PLAN LIVING/DINING KITCHEN

7.38 m (24'3") x 7.30 m (23'11")

A beautifully proportioned room with a part vaulted ceiling and exposed beams and stonework. A pair of bifold doors opening out onto the stone flagged patio to the rear. Fully glazed door with full height glazed surround to the side/south. Stylish range of solid oak kitchen units with slate worktops, incorporating a double bowl Belfast sink. Tiled recess housing three door electric AGA (subject to negotiation). Central island with butcher block oak worktops. Integrated dishwasher. Limestone floor. Integral speaker system. Television point.







#### SITTING ROOM

4.44 m (14'7") x 3.30 m (10'10")

Multi fuel stove set within a stone fireplace. Fully glazed door to the side. Limestone floor. Television point. Exposed stone walls.



#### BEDROOM FOUR/STUDY

3.58 m (11'9") x 3.00 m (9'10")

Window to the rear. Beamed ceiling.

#### SHOWER ROOM

2.54 m (8'4") x 1.52 m (5'0")

Walk in corner shower. Wash hand basin set into a granite topped cupboard unit. Low flush WC with concealed cistern. Window to the front. Limestone floor. Recessed lights. Extractor fan

#### UTILITY ROOM

4.47 m (14'8") x 2.00 m (6'7")

Range of fitted storage cupboards. Base unit incorporating Belfast sink unit. High pressurised water cylinder. Washing machine point. Window to the front. Electric fuse board and consumer unit.



## FIRST FLOOR

### GALLERIED LANDING

Vaulted with beams. Exposed stonework. Two wall light points. Velux roof light. Oak floor.

### MASTER BEDROOM

5.43 m (17'10") x 3.60 m (1'10")

Window to the rear with a deep recess and tooled oak windowsill by the Mouseman of Kilburn. Oak floor. Column radiators. Part vaulted with velux roof light. Open through to;



### EN-SUITE BATHROOM

Freestanding bath. Low flush WC. Cantilever polished stone wash hand basin. Dressing table area. Column radiator with heated towel rail. Extractor fan.



### BEDROOM TWO

4.00 m (13'1") x 2.55 m (8'4")

Casement window with oak sill. Column radiator. Part vaulted with velux roof light. Beams. Exposed stonework to part.



### BEDROOM THREE

4.00 m (13'1") x 2.80 m (9'2")

Casement window with oak sill. Column radiator. Part vaulted with velux roof light. Beams. Mezzanine area above with wrought iron balustrade.



### SHOWER ROOM

3.00 m (9'10") x 1.70 m (5'7")

Shower with tiled surround. Low flush WC and wash hand basin set into a marble topped unit. Column radiator. Part vaulted with conservation roof light. Recessed lights. Extractor fan.



### OUTSIDE

Elder Barn is located at the top of the village on the western side of Boonhill Road and set within large grounds of almost a third of an acre. The property stands well back from the street, with a large lawned garden to the front, with the driveway running up to the property front the side. The house is set behind a pretty lavender border with a flagged stone path leading up to the front door. To the rear the garden is laid to lawn with mature hedges to two sides and an attractive rural outlook.

### DETACHED TIMBER GARAGE/WORKSHOP

#### GARAGE

5.50 m (18'0") x 3.50 m (11'4")

Electric light and power. Door. Overhead storage. Oak door

#### WORKSHOP

5.50 m (18'0") x 4.80 m (15'7")

Oak double door to the front. Electric light and power. Window to the side. Overhead storage. Solar panel controls with 10kw battery. Oak door











Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2023 | [www.houseviz.com](http://www.houseviz.com)

C010 Printed by Ravensworth Digital 0870 112 5306

**PROFESSIONALS IN PROPERTY SINCE 1860**



---

## GENERAL INFORMATION - REMARKS & STIPULATIONS

---

---

### EASEMENTS, RIGHTS OF WAY & WAYLEAVES

---

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not.

---

### BOUNDARIES

---

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.

---

### ENERGY PERFORMANCE CERTIFICATE

---

An EPC has been prepared for the property and is available for inspection at the agents Pickering, Malton or Helmsley Offices. Score: C/80

---

### METHOD OF SALE

---

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766, email: [judith.simpson@cundalls.co.uk](mailto:judith.simpson@cundalls.co.uk)

---

### GENERAL INFORMATION

---

Services: Mains water, drainage and electric. Air source heat pump. Solar panels supplement the electricity supply.  
Planning: North York Moors National Park  
Council Tax: Band E  
Tenure: The property is Freehold and vacant possession will be given upon completion.  
Viewing: Strictly by appointment with the agent's office in Pickering; 01751 472766  
Postcode: YO62 7HA  
Details prepared August 2023.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is bought as seen. 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



