



## Back Lane

Barkston Ash, LS24 9PL  
Guide Price £525,000



# SIGNATURE

BY

Emsleys | estate agents



# Back Lane

## Barkston Ash, , LS24 9PL

\*\*\*STUNNING BARN CONVERSION. IDEAL FAMILY COUNTRY HOME. SOUGHT AFTER VILLAGE LOCATION\*\*\*

Guide price £525,000 - £550,000.

An immaculate semi-detached barn conversion offering an exceptional blend of luxury country living and practical family space, set within a highly desirable village surrounded by open countryside.

Beautifully presented throughout, the property combines character features with modern comforts, including underfloor heating to the ground floor and gas central heating to the first floor. The heart of the home is the stylish kitchen/diner, ideal for family life and entertaining, finished with natural limestone tiled flooring which continues through the entrance hall and downstairs WC, all benefiting from underfloor heating.

The living room provides a cosy yet elegant retreat, featuring a character multi-fuel fireplace and engineered oak flooring. Two well-appointed bathrooms serve the accommodation, while solid oak internal doors throughout enhance the quality and craftsmanship of the home.

Externally, the property benefits from a garden and parking for two cars, with the surrounding countryside and nearby riverside paths offering excellent walking routes — ideal for family life and outdoor living.

The location is particularly attractive for families, being very close to and within the catchment area of Barkston Ash RC Primary School, a highly popular and often oversubscribed school renowned for its excellent results. Additional primary and secondary schools are also available nearby within the wider locality.

Despite its peaceful village setting, the property remains well connected. Sherburn and Tadcaster offer a wide range of local amenities including shops, cafés, pubs and supermarkets. Leeds and York are easily accessible via nearby railway stations at Ulleskelf and Church Fenton or by road via the A64.

A superb four-bedroom family home offering countryside charm, village community living and excellent schooling.

- IDEAL FAMILY COUNTRY HOME
- SOUGHT AFTER VILLAGE LOCATION
- LUXURY BARN CONVERSION
- LIMESTONE FLOORING WITH UNDERFLOOR HEATING
- ENGINEERED OAK FLOORING & SOLID OAK DOORS
- GARDEN & PARKING FOR TWO CARS
- Council Tax Band E











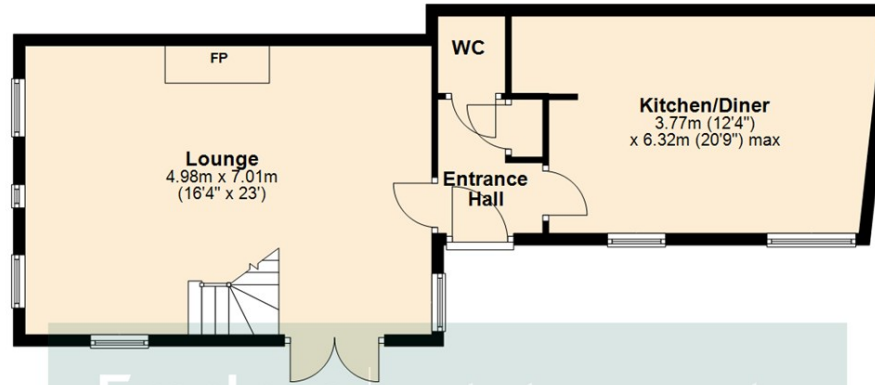






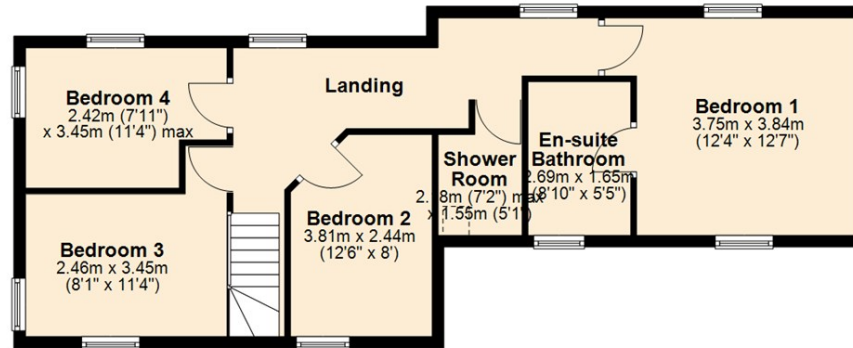
### Ground Floor

Approx. 63.2 sq. metres (680.1 sq. feet)



### First Floor

Approx. 62.5 sq. metres (673.2 sq. feet)



Total area: approx. 125.7 sq. metres (1353.3 sq. feet)

6 Main Street, Garforth  
Leeds LS25 1EZ

t. 0113 286 4000

e. [garforth@emsleysestateagents.co.uk](mailto:garforth@emsleysestateagents.co.uk)

[www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

35 Austhorpe Road, Crossgates  
Leeds LS15 8BA

t. 0113 284 0120

e. [crossgates@emsleysestateagents.co.uk](mailto:crossgates@emsleysestateagents.co.uk)

4 Wolsey Parade,  
Sherburn in Elmet LS25 6BQ

t. 01977 680 088

e. [sherburn@emsleysestateagents.co.uk](mailto:sherburn@emsleysestateagents.co.uk)

65 Commercial Street, Rothwell  
Leeds LS26 0QD

t. 0113 201 4040

e. [rothwell@emsleysestateagents.co.uk](mailto:rothwell@emsleysestateagents.co.uk)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



SIGNATURE

BY

Emsleys | estate agents