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CHARTERED SURVEYORS



THE HAYLOFT • WARTHILL • YORK









## THE HAYLOFT

Common Lane, Warthill, York  
YO19 5XS

Stamford Bridge 4 miles • City of York 6 miles  
Malton 13 miles • Leeds 28 miles

**Attractive barn conversion  
with walled garden and  
outbuildings, in a rural position  
just north east of York**

Entrance hall • cloakroom/wc with laundry  
cupboard • boot room/cloaks area  
2 reception rooms • sitting/dining room  
kitchen breakfast room • rear hall

5 bedrooms • 4 bathrooms (3 en suite)  
study

Drive • gardens • 2 brick outbuildings  
2 timber sheds

For Sale Freehold

The Hayloft is a skilful conversion of a traditional hayloft, constructed some 200-years ago of mellow brick and pantile. The property has been sympathetically restored and its heritage honoured through the careful restoration of its exposed ceiling beams and roof trusses, internal brickwork, stone-flagged floors and a sturdy, time-honoured barn door. The property occupies an appealing and convenient rural position between two villages, only ten minutes' drive from York city centre.

- Period barn conversion with outbuildings
- Over 2600 sq ft of accommodation
- Potential to create self-contained annexe
- Brick and timber outbuildings
- South facing orientation and sunny walled garden
- Rural location close to the historic city of York
- Suitable for families, downsizers and multi-generational living
- Convenient for York, Leeds and Hull

The versatile accommodation allows The Hayloft to work equally well as a large family house or as a smaller house with a significant annexe. The composition of the ground floor with its en suite bedroom presents the potential to create a self-contained wing with direct access to the walled garden.

The 30 ft living/dining room extends to the open-plan kitchen with floorboards continuing throughout and sliding doors giving access onto the walled garden, creating a unified family space ideal for entertaining. The recently fitted kitchen has an island unit with breakfast bar, granite work surfaces, integrated appliances, a Butler sink, range cooker and corner pantry. There is also a separate laundry cupboard. Ample room is available for a family-sized dining table and there is a large sitting/living area situated in front of a wood-burning stove set upon the original stone flags.

Two further reception rooms include a living room and family room, both also with wood-burning stoves. The family room has a west facing aspect and is part of the single storey wing.

Three of the five double bedrooms have en suite bathrooms and the remaining two bedrooms are serviced by the family bathroom. The mezzanine landing enjoys south facing views through the double-height barn window and the bedrooms all benefit from ceilings that rise high into the vaulted roof space. Fitted wardrobes have been fitted in all but one of the bedrooms and the first floor study could be re-purposed as a sixth bedroom.

## Outside

A private lane, partly tree-lined, extends some 400 metres in length from Common Lane to the metal gates that signal The Hayloft's drive. This extensive gravelled area lies on the northern elevation of the house providing ample room for the turning and parking of multiple vehicles.

Alongside is an area of lawn with a brick and pantile outbuilding housing two stores and a timber stock fence on the western boundary bordering open farmland. Adjacent to the house is a timber outbuilding housing a further two stores. The sunny and sheltered walled garden is fully enclosed by high mellow walls and is accessed from the main living rooms of the house. There is a wraparound paved terrace with gravel surround and colourful wall-climbers including a clematis, a border of well-established shrubs and an expanse of lawn. This is a hugely appealing, secure and private walled garden.

## Environs

The Hayloft lies between the villages of Warthill and Stockton-on-the-Forest, some six miles north east of York. The Hayloft is one of three detached houses formerly belonging to Old Carlton Farm, accessed via a long drive. This is a highly accessible rural area with a range of local amenities to hand.

The A166 and A64 connecting to Leeds, the A1(M) and national motorway network are both close by, and the Yorkshire coast lies within easy reach. Warthill has a church and primary school, and Stockton-on-the-Forest is particularly well served by amenities with a pub, village stores, doctors' surgery, garage, church, primary school and pre-school nursery.

York offers excellent state and independent schooling (there is a school bus service to Huntington School) and its railway station has a mainline service connecting to London Kings Cross in under two hours.





# The Hayloft, Common Lane, Warthill, York YO19 5XS

Approximate Gross Internal Floor Area 2917 SQ FT / 271 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

**Tenure:** Freehold

**EPC Rating:** C

**Services & Systems:** Mains electricity and water. Firebird 58KW oil condensing boiler fitted 2017. The septic tank is a Kingspan Treatment Plant fitted 2022.

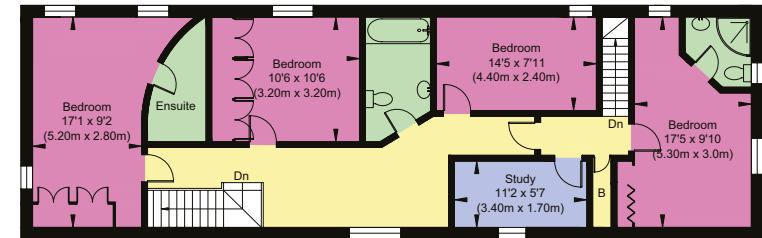
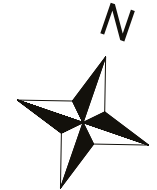
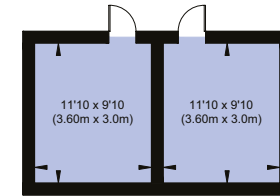
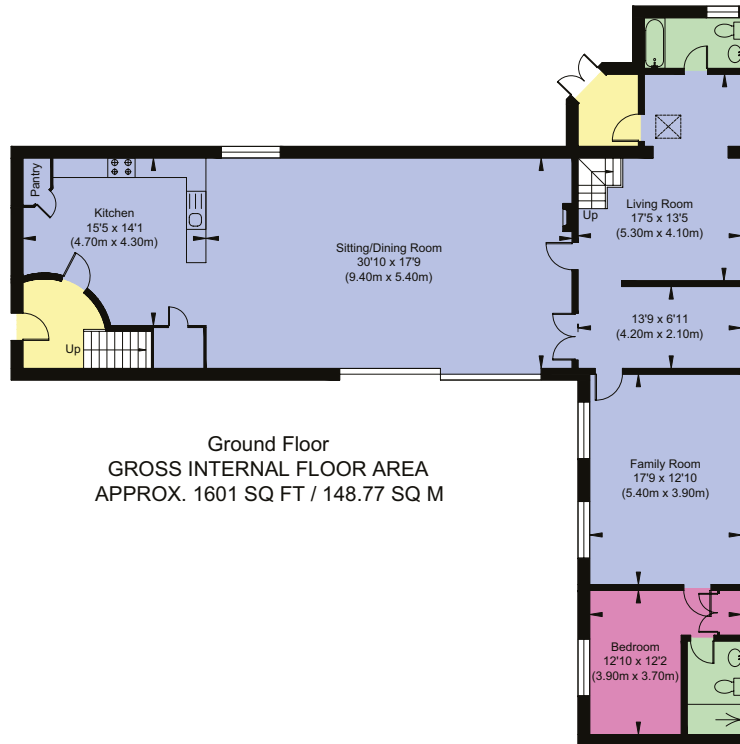
**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Viewing:** Strictly by appointment

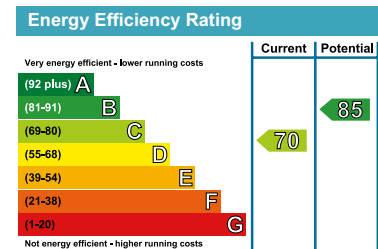
**Local Authority:** York City Council  
www.york.gov.uk

**Money Laundering Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

**Directions:** The entrance to the lane is next to Breezy Knees plant nursery, signposted 'Old Carlton Farm'. Continue down the lane and in front of you will be three properties. The Hayloft is in the middle, denoted by a house sign.



**Important notice** 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, particular and showreel:** summer and December 2023. Brochure by wordperfectprint.com







City

Country

Coast

