

Blenkin

& Co

CHARTERED SURVEYORS



HAY BARN • WHENBY • YORK





## HAY BARN

Whenby, York YO61 4SF

Sheriff Hutton 2 miles • Stillington 6 miles  
Easingwold 8 miles • York 13 miles  
Malton 14 miles

**Outstanding barn conversion  
with far-reaching views over its  
gardens and land.**

**House:** Reception hall  
cloakroom wc • 2 reception rooms  
kitchen/dining room, utility room  
walk-in store • porch and rear entrance  
rear hall • principal bedroom suite with  
dressing room and bathroom • 3 further  
double bedrooms with en suite bathrooms

**Outbuildings:** Double and single garage  
outbuilding with gardener's wc  
dog kennel • timber shed • 2 open stores  
garden studio

**Outside:** Gardens • wildlife pond  
grassland with field shelter

In all some 5.5 acres

For Sale Freehold



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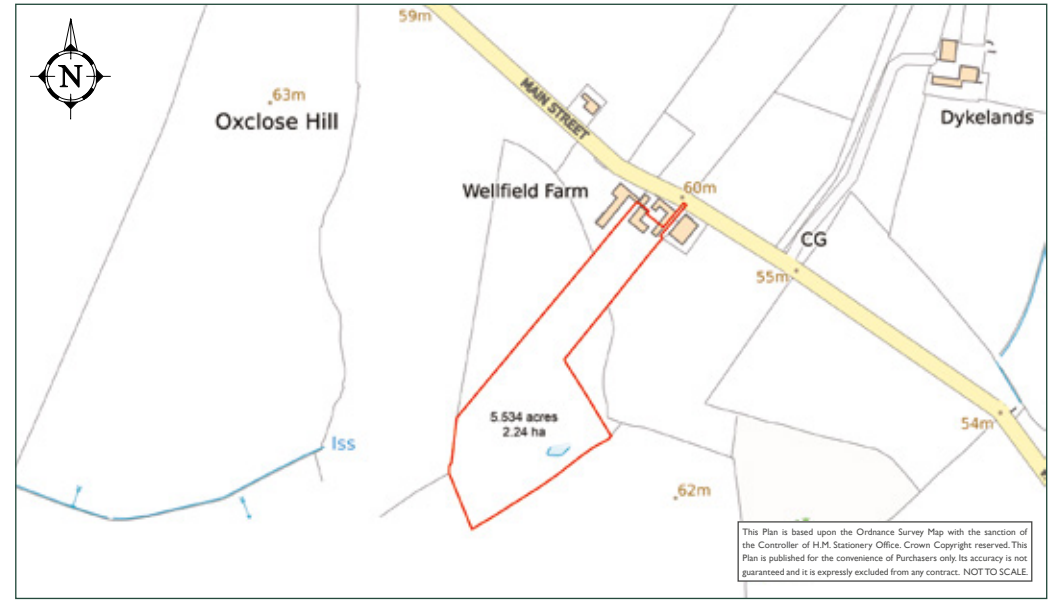
Hay Barn is a period conversion of a 300-year-old barn set in a rural location on the outskirts of Whenby. The property has been the recent subject of a comprehensive build-and-restoration programme to create a luxurious and elegant home with the versatility to accommodate families, empty-nesters and downsizers. In addition to the garaging options and outbuildings, there is a pretty walled garden as well as a large rear garden beyond which lies some five acres of grassland. This delightful property borders rolling countryside and has all the features required for practical country house living along with the advantages of being both energy-efficient and luxurious.

- Detached period property with a range of outbuildings
- Sympathetic, high-end restoration of a traditional barn
- Versatile living and bedroom space including two ground floor bedroom suites
- Living accommodation totalling nearly 3300 sq ft
- Enjoys great privacy in a tranquil location
- Far-reaching countryside views south across gardens and land
- Close to a wide range of local amenities in Sheriff Hutton
- Half an hour's drive to the historic city of York



Hay Barn is one of four highly individual and detached properties that were formerly part of a traditional farm. They enjoy a wonderful setting on the brow of a hill just outside the village. Hay Barn is orientated to face south/southwest across its gardens and land towards open countryside beyond. The re-build and restoration programme, which dates from 2021, was carried out with great skill and creativity, entirely sympathetic to the property's heritage. There are beautifully restored beams and trusses as well as reconditioned brickwork and stonework.





Its finish throughout is superb with high specification kitchen and bathroom fittings, underfloor heating across the ground floor and in all bathrooms, and a staircase with oak treads and glass balustrade beneath an oak handrail.

The two living rooms and kitchen/dining room span the south face of the house and between them have four sets of bifold doors opening onto the garden terrace. From here, unbroken country views can be enjoyed. The kitchen/dining room is a magnificent room, double aspect and double height with exposed beams and trusses. It has underfloor heating beneath marble floor tiles and ample space to accommodate a sofa and family-sized dining table. The kitchen itself has a large island unit with induction hob and breakfast bar, marble countertops and integrated Neff appliances including two ovens along with a separate utility/laundry room. The well-proportioned sitting room has a contemporary wall-mounted 'faux' gas fire. A link corridor with full-height glazing on one side leads to the garden room. This room is full of character with exposed roof trusses and windows giving views north and south.

On the ground floor are two bedroom suites, one with a mezzanine living space approached by a staircase that would appeal to a teenager. The staircase ascends to the first floor where it splits to give access to two independent bedroom suites with fitted wardrobes and double height ceilings into the roof space. The principal bedroom has full-height windows with distant views of Menwith Hill and Settle in the Yorkshire Dales. There is a fitted dressing room and a superb bathroom with shower and bath-tub. The four bathrooms are all contemporary in style, recently fitted with high specification fixtures and fittings including demister mirrors; the showers all have rainwater shower heads.

### Outside

From the country lane, a private driveway leads directly to Hay Barn (the first 12 yards is shared). Laid with gravel, the driveway passes through a five-bar timber gate set in stone gateposts leading to a tarmacaded section that sweeps in front of the oak-framed outbuilding. There is a further gravelled section in front of the double garage and

outbuilding. On the eastern wall of the house is an external mounted stone sink with plumbing, ideal for dog washing. A garden gate opens to the enclosed walled garden with an area of lawn surrounded by herbaceous borders lined with topiarised yew cones and pleached laurel trees. To the south and abutting the house is wide paved garden terrace, ideal for al fresco dining, with a flight of stone steps descending to an expanse of lawn scattered with a variety of young native trees, including fruit trees. The garden is enclosed by a high wall on the western boundary as well as mixed hedging and post and rail fencing. At the far end, a 5-bar gate gives access to the grassland, bounded by stock-proof fencing with a field shelter and wildlife pond. The whole totals some 5½ acres.

### Outbuildings

The detached oak-framed outbuilding with pantile roof is divided into a single garage facing the drive, additional open garaging facing outwards to the fields and a garden studio. The garden studio is an appealing space with power, light and south

and west-facing windows. A double garage within a renovated building has electric doors, power, light and loft space above. Attached is a brick outbuilding with secure storage and a gardener's wc. Alongside the drive is a dog kennel and timber shed.

### Environs

Whenby is an appealing rural village with a Grade II\* medieval church (redundant), red post box and traditional telephone box. It lies within glorious countryside north of York and just east of the Howardian Hills. In nearby Sheriff Hutton there is a range of amenities including a village primary school, church, post office/general store, garage, two public houses and Quarmbys, a superb coffee house/deli. Terrington Preparatory School is a ten minute drive away and the independent schools in York can be reached within half an hour. York railway station lies thirteen miles to the south with its mainline railway service to Edinburgh, Manchester and to London Kings Cross taking less than two hours.

**Tenure:** Freehold

**EPC Rating:** D

**Services & Systems:** Mains electricity and water. Propane gas and gas central heating. Private drainage system shared with one other property with the tank in land belonging to Hay Barn. Superfast fibre broadband cabled to the premises. Alarm, CCTV and security external lighting system.

**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:** North Yorkshire Council [www.northyorks.gov.uk](http://www.northyorks.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:** Coming from York through Sheriff Hutton, Hay Barn can be found on the brow of the hill just before the village on the left hand side of Whenby Lane.

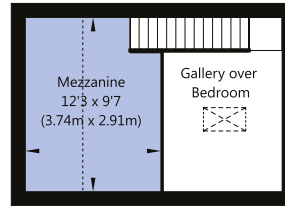
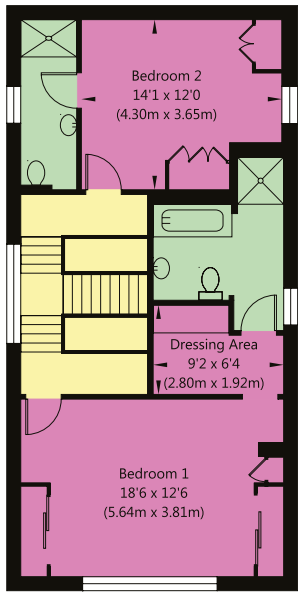


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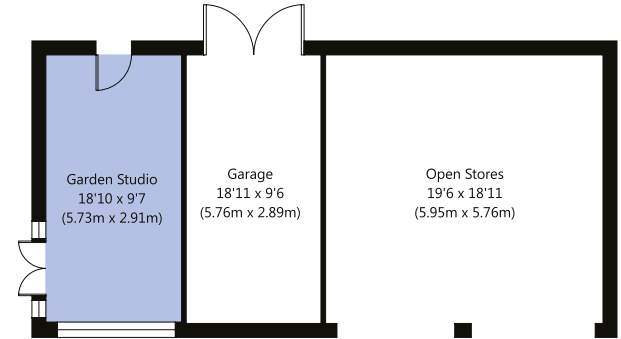
Approximate Gross Internal Floor Area 3299 SQ FT / 306.48 SQ M

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

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 724 SQ FT / 67.28 SQ M



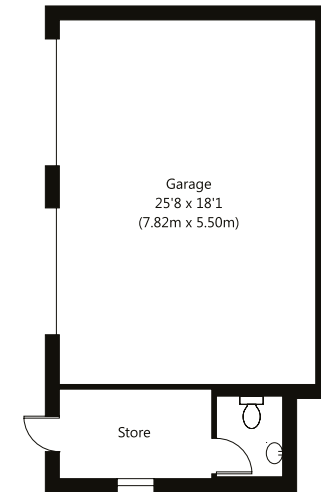
First Floor - (Excluding Gallery)  
GROSS INTERNAL FLOOR AREA  
APPROX. 112 SQ FT / 10.38 SQ M



Ground Floor - (Excluding Stores & Garage)  
GROSS INTERNAL FLOOR AREA  
APPROX. 548 SQ FT / 50.95 SQ M



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1915 SQ FT / 177.87 SQ M



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	70
(21-38) F	50
(1-20) G	
Not energy efficient - higher running costs	



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City

Country

Coast