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CHARTERED SURVEYORS



THE OLD BARN • RYTHOR • NORTH YORKSHIRE





THE OLD BARN

Paradise Grange, Moor Lane,
Ryther, North Yorkshire LS24 9ER

*Church Fenton 1 mile • Tadcaster 7 miles
Boston Spa 11 miles • Wetherby 13 miles
York and Leeds 17 miles • Harrogate 23 miles*

**Outstanding country house
standing in over an acre, well
connected by road and rail**

Entrance and staircase hall • 3 reception
rooms • kitchen dining room • utility
room • wc • office • 5 bedrooms
3 bathrooms

Double garage • store/potting shed • shed
gardens and grounds • walled courtyard
garden

In all some 1.1 acres

For Sale Freehold



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Renovated in 2010 from traditional farm buildings and finished to a very high specification with astute input from the current owner, The Old Barn sits discreetly on a country lane between Church Fenton and Ryther, surrounded by countryside and open views. Skilfully designed with glorious interiors that include some double-height ceilings into the rafters and fine heritage features, the property comes with a double garage, store, extensive courtyard garden, lawned gardens and small paddock. The whole totals more than an acre. This property has the advantage of being offered for sale with no onward purchase.

- Period barn conversion with 5 bedrooms, 3 reception room
- Detached country house with beautifully presented interiors
- Versatile accommodation totalling more than 3700 sq ft
- High specification fixtures and fittings
- Potential to create a self-contained, two-storey annexe
- Only one careful owner since the property's renovation and construction 13 years ago
- No onward chain
- Rail: 11 minutes' to York and 20 minutes' to Leeds from nearby Church Fenton railway station
- Car: half an hour or so to York and Leeds
- Convenient for the northern motorway network and conurbations of West Yorkshire

The Old Barn was sympathetically renovated in 2010 from former stables, a hay barn and a granary belonging to Paradise Grange Farm, and is the largest of the three detached houses created within a luxury boutique development that dates from 2008. The integrity of the buildings has been conserved using carefully matched bricks to connect the buildings, skilfully creating a superb 3700 sq ft family house with an additional garage and store, both integral. Architectural details have been restored and retained including mellow oak beams over the fireplaces, deep sills and double ceiling heights, all complemented by internal oak doors, solid oak floorboards, hardwood timber windows, Morso wood-burning stoves and high end fixtures and fittings in the bathrooms and kitchen.

The main entrance hall has an oak staircase that climbs past double height glazing to a galleried landing, evoking the property's barn heritage. Two appealing reception rooms sit either side of the hall, both with wood burning stoves housed in handsome brick fireplaces with characterful, mellow oak beams inset above. The magnificent kitchen/dining room is a large light room with a double height ceiling comfortably able to accommodate a family-sized dining table and sofa, with an oversized glazed door to the courtyard garden and front access via a boot room/porch. The kitchen itself has an island unit with large breakfast bar, granite worktops, Butler sink, integrated appliances including a wine fridge

and built-in microwave and ample space for an American fridge freezer; a utility room, wc and purpose-built office are adjacent. This section of the house connects the stables and granary and the entire space is single storey with high ceilings into the roof space. The northern wing could easily service as a self-contained guest annexe or granny flat with potential for an independent entrance on to the drive, subject to planning consent. This area is currently arranged as a music and games room connecting to the courtyard garden, with a staircase hall giving access to the first floor with two bedrooms and a Jack & Jill bathroom.

The principal bedroom suite has bespoke fitted wardrobes, wall-to-wall as well as flanking the super kingsize bed. The en suite bathroom has a heated towel rail, bath tub, shower and counter top basin as does the house bathroom which services two additional double bedrooms. Both bathrooms have underfloor heating. There is potential to extend upwards into the loft space, which is part boarded.

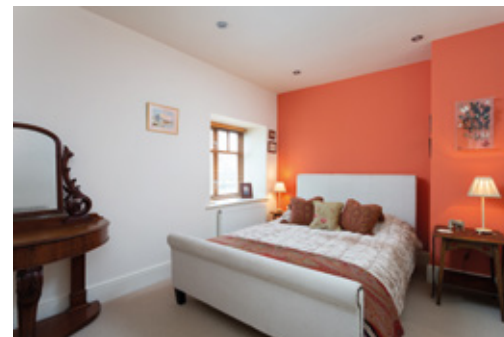
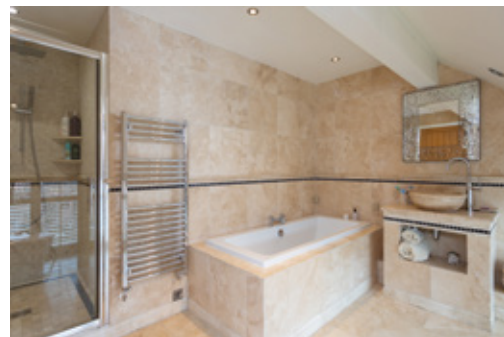
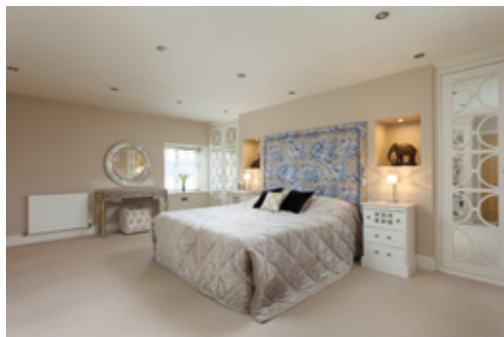
Outside

Electric wrought iron gates open to a gravelled drive with beech hedging on the boundary and a row of cherry trees and silver birch on the other side. The drive leads to a block paved parking area for two cars in front of the house; here is an outside socket and tap. The drive sweeps around to the rear and to the integral double garage with

mezzanine level, power, light and electric doors. The extensive rear garden extends behind the house; it is predominantly lawned with a mature apple tree taking centre stage, bounded to the east with high timber fencing and to the remaining sides by well-established hedging. A five-bar gate with a post and rail fence opens to the long grass paddock with its timber shed/store. The walled courtyard garden is a lovely space accessed at three points from the house and enjoying plenty of sunshine throughout the day. There are summer flowering climbers on the mellow brick wall where a row of specimen trees have been planted within raised herbaceous beds. A circular stone bed houses a spring-flowering magnolia underplanted with spring bulbs. This is a private and sheltered space ideal for outside entertaining, barbecues and sitting out in the sunshine. There is an outside socket, tap and surround lighting.

Environ

Located on a rural lane that connects Ryther and Church Fenton, The Old Barn is surrounded by open countryside. Its rural location belies its easy access to the motorway network and a range of towns as well as the cities of Leeds and York. The nearby village of Church Fenton offers many amenities including a primary school, pub/restaurants, Community shop and two churches. Church Fenton railway station offers a regular service to mainline Leeds as well as York (11 minutes fastest time) where there is a connection to London Kings Cross in under 2 hours. Nearby Leeds East Airport is privately owned and provides bespoke executive travel and private charter. Within comfortable driving distance of The Old Barn are a number of highly regarded schools, both state and independent, including Tadcaster Grammar School, Queen Margaret's School For Girls (10 miles) and St Peter's and Bootham schools in the City of York.



Tenure: Freehold

EPC Rating: C

Services & Systems: Mains electricity and water. Oil central heating – Worcester boiler. Two hot water tanks. Private drainage – water treatment plant. Superfast broadband.

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: Selby District Council
www.selby.gov.uk

Directions: From the A64 head to Church Fenton and turn left at BrackenHill Lane signposted Ryther. Follow the road for about a mile, passing a turning to your right signposted Biggen and following the airfield on your left. As Brackenhill Lane morphs into Moor Lane you will go around a sharp bend with a property on the bend and The Old Barn is the next property on the lane to the left hand side behind a stand of poplar trees.

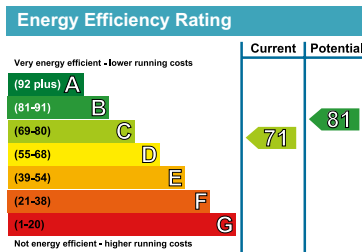
The Old Barn, Paradise Grange, Moor Lane, Ryther, North Yorkshire LS24 9ER

Approximate Gross Internal Floor Area 3722 SQ FT / 345.82 SQ M - (Excluding Garage & Potting Shed)

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



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City

Country

Coast