



## Church Street, Church Fenton, Tadcaster

HUNTERS EXCLUSIVE ARE PROUD TO THE MARKET THIS INDIVIDUALLY AND UNIQUE BARN CONVERSION BEAUTIFULLY TUCKED AWAY IN THE HEART OF CHURCH FENTON.

Asking Price £430,000



# Church Street, Church Fenton, Tadcaster

## DESCRIPTION

On approach to this converted cart barn you are immediately intrigued to find out what lies behind the entrance door.

Once through the door the first word that comes to mind is " WOW"

The large open plan living space is separated into three zones all of which flow into each other perfectly and with vaulted ceilings , wooden beams and skylights you feel immediately at home.

To the rear of the room is the living area with multi-fuel burning stove that sits in a brick fireplace that runs from floor to ceiling with stone hearth and you are immediately drawn to this as a main focal point and one can imagine sitting in front of the fire on a cold and wintery evening. Brick pillars provide perfect support to the beams and add further character to the room.

The central part to the room is the perfect space for dining and entertaining with Bi-Fold doors that allow the perfect way of creating outdoor into indoor living which is especially nice in the upcoming spring/summer months.

A central island divides the dining space and the kitchen area which allows additional seating and also storage. On the surface of the Island is a " NEFF "induction hob with a large built in roof extractor above. Storage is a mix of drawers and cupboards all of which are soft close.

The Kitchen itself is sleek and finished in a matt handleless finish for that modern and contemporary feel and comprises of a different range of units for multiple uses. Integrated appliances include NEFF double oven and Grill, BOSCH dishwasher, Larder cupboard and Fridge Freezer.

On entry throughout the side door there is access into the second bedroom and shower room that has a walk in shower cubicle, low level W/C , wash basin and heated towel rail. There is also plumbing for a washing machine and space for tumble dryer.

The Master bedroom that sits towards the opposite end of the barn has double French doors leading to the garden and modern shutters for privacy along with skylights. The decor is nice and bright and there is a large walk in wardrobe that is suitable for both hanging clothes and storing on shelves. A en suite shower room completes the accommodation.

The barn is situated in the popular village of Church Fenton and is tucked away from the main street. There is a shared driveway that provides off street parking. The Garden was designed especially by the current owner and features different areas including an Indian stone patio, ceramic tiling to provide an extra patio area and a water butt for collecting rain water.





# The Cart Barn, Church Street, Church Fenton, Tadcaster, LS24

Approximate Area = 1056 sq ft / 98.1 sq m

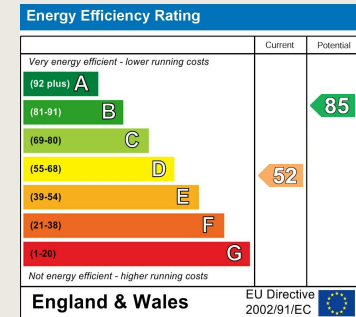
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1077706

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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