

Flawith Road, Tholthorpe Guide Price £850,000

A simply stunning contemporary barn conversion set within a .40 of an acre plot on the rural fringes of a pretty village a little over 10 miles north of York. Clad in Western Red Canadian Cedar, the breathtakingly beautiful interior provides around 3,000 sq ft (278 sq m) of living space that includes 5 bedrooms, 4 "bathrooms", 2 reception rooms and a stunning open plan dining kitchen and living area complemented by a gated long private drive, generous parking, small garden and adjoining paddock.

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Inside

An impressive reception hall with oak staircase and galleried landing leads off into 2 generous reception rooms and a stunning 580 sq ft L-shaped dining kitchen and living area featuring a luxuriously appointed kitchen that includes a magnificent quartz topped central island, expansive quartz worktop space and a generous range of base and wall storage cupboards complemented by a range of integrated appliances, bi-folding doors off both the living and dining areas. The ground floor features a spacious utility/boot room with access out to a covered porch and a stylish shower room providing the option for one of the reception rooms to be used as a ground floor bedroom.



The 29'8" (9.04m) long landing leads off into a spacious 24'10" (7.56m) long principal bedroom with luxurious en-suite shower room and 2 built-in wardrobes, guest bedroom with en-suite shower room, 3 further bedrooms (or 2 and a home office) and a sumptuous house bathroom with contemporary bath tub and separate walk-in shower.

Other internal features of note include double glazing and an air source heat pump providing underfloor heating on the ground floor and radiator heating on the first floor.



Outside

A remote control gated long driveway with bollard lighting leads up to the property and 2 expansive areas for parking. The manageable garden features a generous paved seating area, small lawn with the remainder of the plot currently newly turfed and designated as a paddock. Should a buyer wish to convert the paddock and expand the formal domestic garden area further, a "change of use" application would need to be submitted to North Yorkshire Council for their consent prior to doing so.



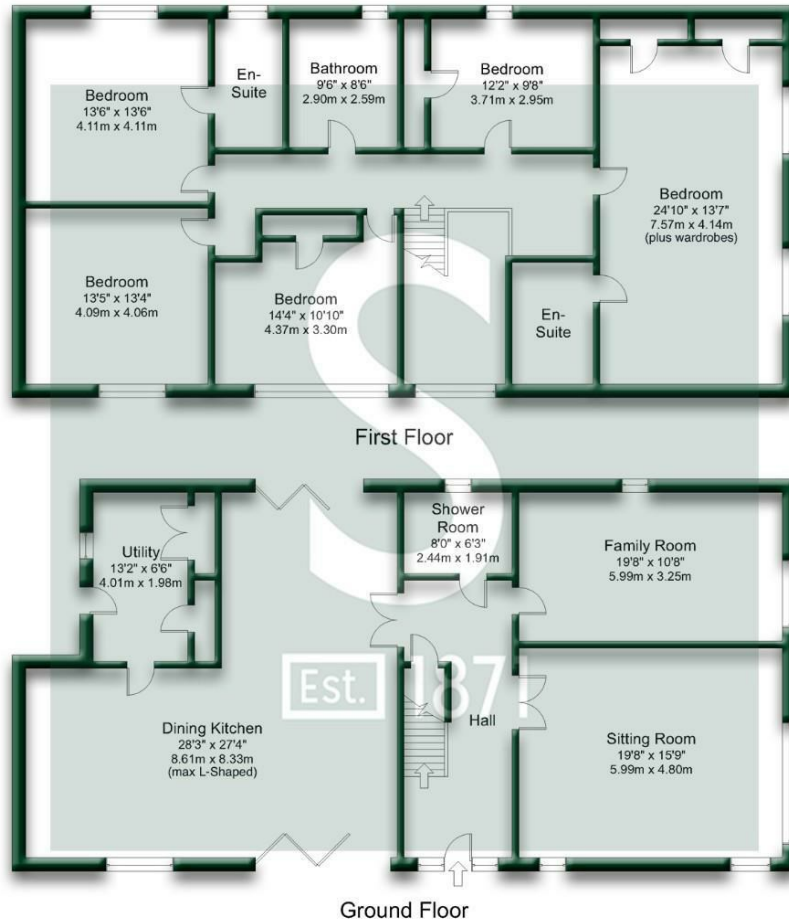
Tenure, Services & Council tax

The property is freehold and we have been informed by the developer that all mains services will be connected to the property with the exception of gas. The property sits within North Yorkshire Council and we are currently awaiting confirmation of the proposed Council Tax banding. The Post code for the property is YO61 1SL.

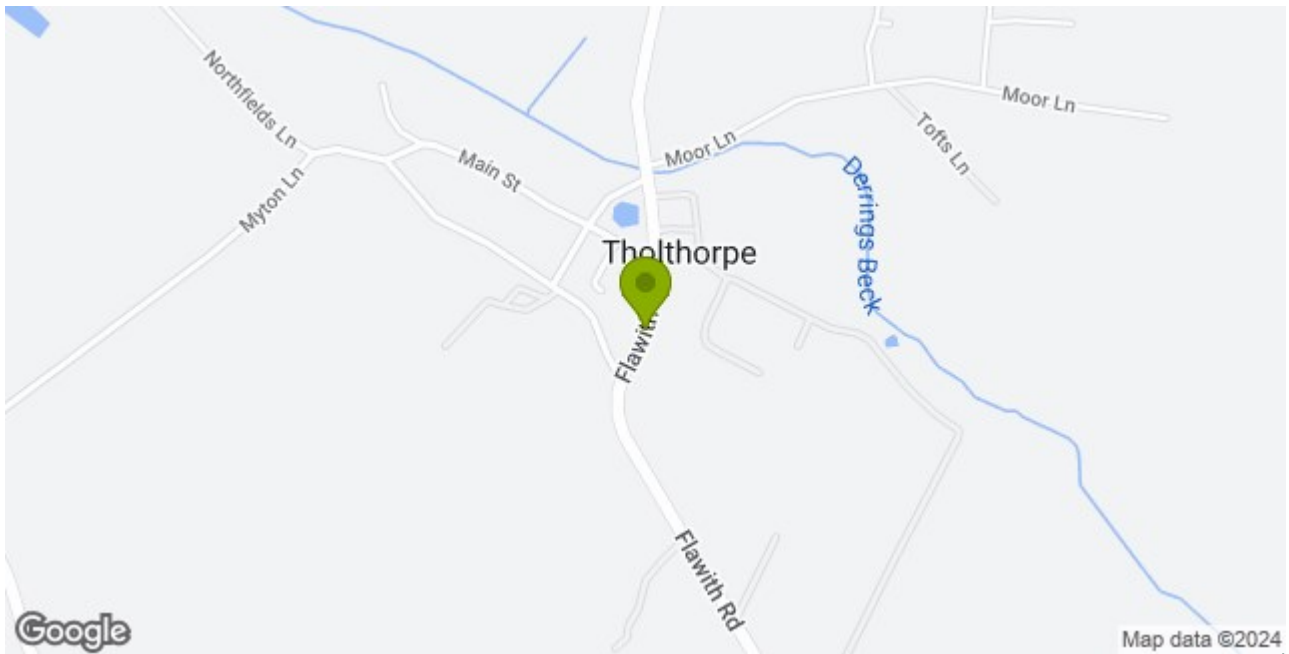
Peace of Mind Warranty

The property will be covered by a 6 years architect certificate warranty.





Gross internal floor area (approx.): 274.9 sq m (2,959 sq ft) Not to Scale. Copyright © Apex Plans.



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