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## Main Street, Tholthorpe Guide Price £475,000

A breathtakingly beautiful brand new 2 bedroom detached barn conversion discretely positioned within a picturesque village around 11 miles north of York.

\*\*\* ESTIMATED COMPLETION JULY \*\*\*

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## Property Overview

A traditional 2 bedroom detached barn conversion with clever contemporary styling providing around 1,170 sq ft (108.7 sq m) of living space.

The ground floor features an open plan design with central oak staircase and includes a living room, a choice of kitchen, utility room and a cloakroom/wc. The first floor provides 2 en-suite double bedrooms.



Externally there is a part walled garden and a double garage

## The Developer

Galtres Developments are Easingwold based and have built up a commendable reputation for creating unique and luxurious living spaces within their contemporary and highly energy efficient new homes.

Recent developments within the area include builds in Easingwold, Raskelf, Huby and the outstanding Hollins Grove Barns development opposite the Easingwold Golf Club on Stillington Road.



## Energy Efficiency

The barn will feature triple glazing and an air source heating system providing underfloor heating on the ground floor and radiators on the first floor.

Solar panels will be fitted to the garage along with a 5.8kw battery to supplement the property's energy bills

The property will come with a 5,800 litre rainwater harvesting system with the potential of reducing water bills by up to 50%.



## Schedule of Allowances

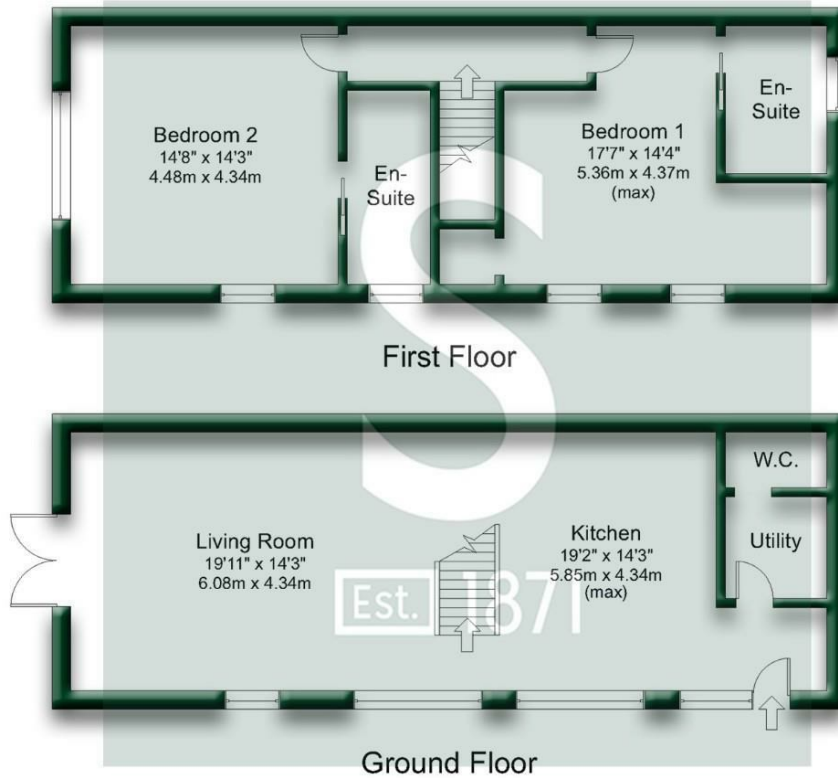
For a limited period of time only, the developer is offering a buyer the opportunity to have a choice of kitchens and floor coverings along with an option to upgrade your choices against an agreed schedule of allowances. Further details are available upon request.

## Estimated Completion

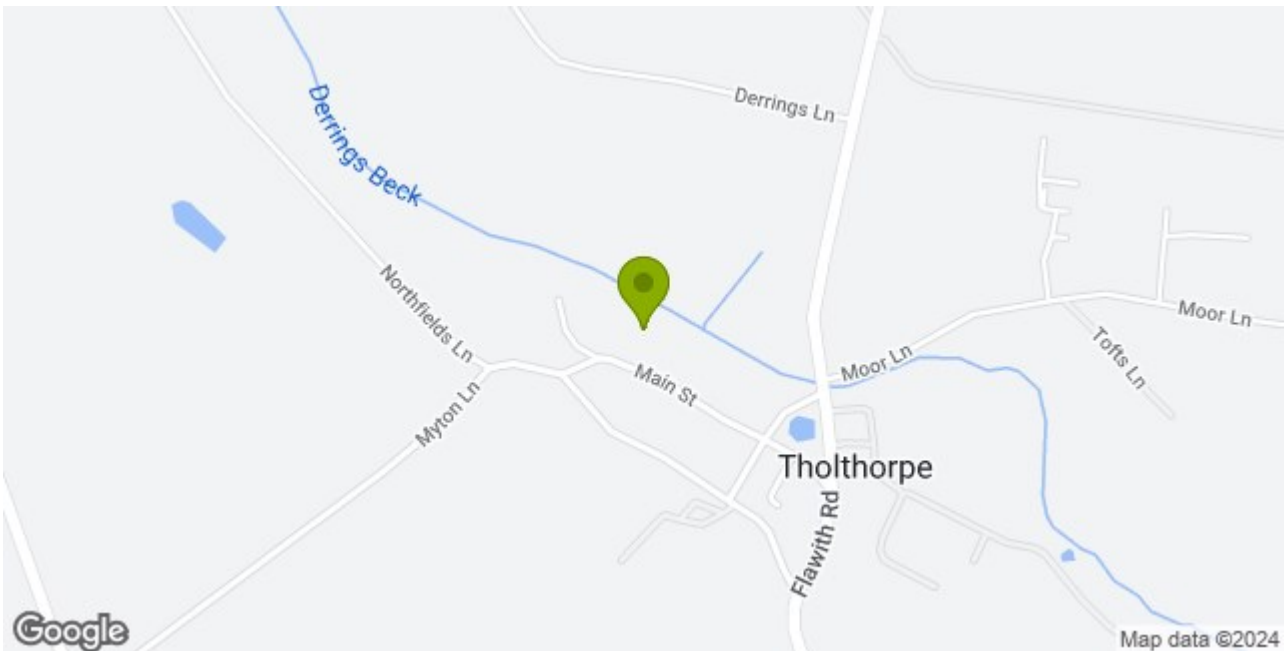
Both barns are on schedule to be ready to move into by the end of July 2024.



# Skelwith Granary



Please note that the dimensions have been taken from the developer's working drawings and therefore are subject to change and offered purely as a guide in this instance For illustrative purposes only. Not to Scale. Copyright © Apex Plans.



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## Partners

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

## Associates

N Lawrence

