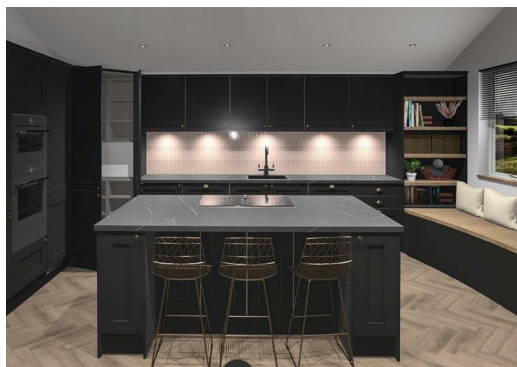




turnercreative ltd
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Main Street, Tholthorpe Guide Price £1,250,000

A staggeringly beautiful brand new 4 bedroom detached contemporary barn conversion, discretely positioned within a picturesque village around 11 miles north of York and providing around 3,229 sq ft (300 sq m) of luxurious living space complemented by far reaching rural views to the rear.

*** ESTIMATED COMPLETION JULY ***

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Property Overview

Providing around 3,229 sq ft (300 sq m) of luxurious living space, this striking new home includes a wealth of cutting edge design features to complement a magnificent reception hall with bespoke staircase, 3 formal reception rooms and a stunning 53'1" (16.18m) long dining kitchen and living area with walk-in pantry and an option to have a choice of kitchens. This quite remarkable dining and living space enjoys rural views and features 2 sets of bi-folding doors opening out onto a 53'1" (16.18m) wide breakfast and drinks terrace. The ground floor also provides a utility room separate boot room and a guest double bedroom with dressing room and en-suite shower room.



The first floor landing leads off into a splendid principal bedroom suite with far reaching rural views and bi-folding doors opening out onto a 38'0" (11.6m) wide balcony. The first floor also provides a further 2 en-suite double bedrooms.

Externally there is a covered terrace, covered parking, double garage and far reaching rural views from the rear garden.



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%.



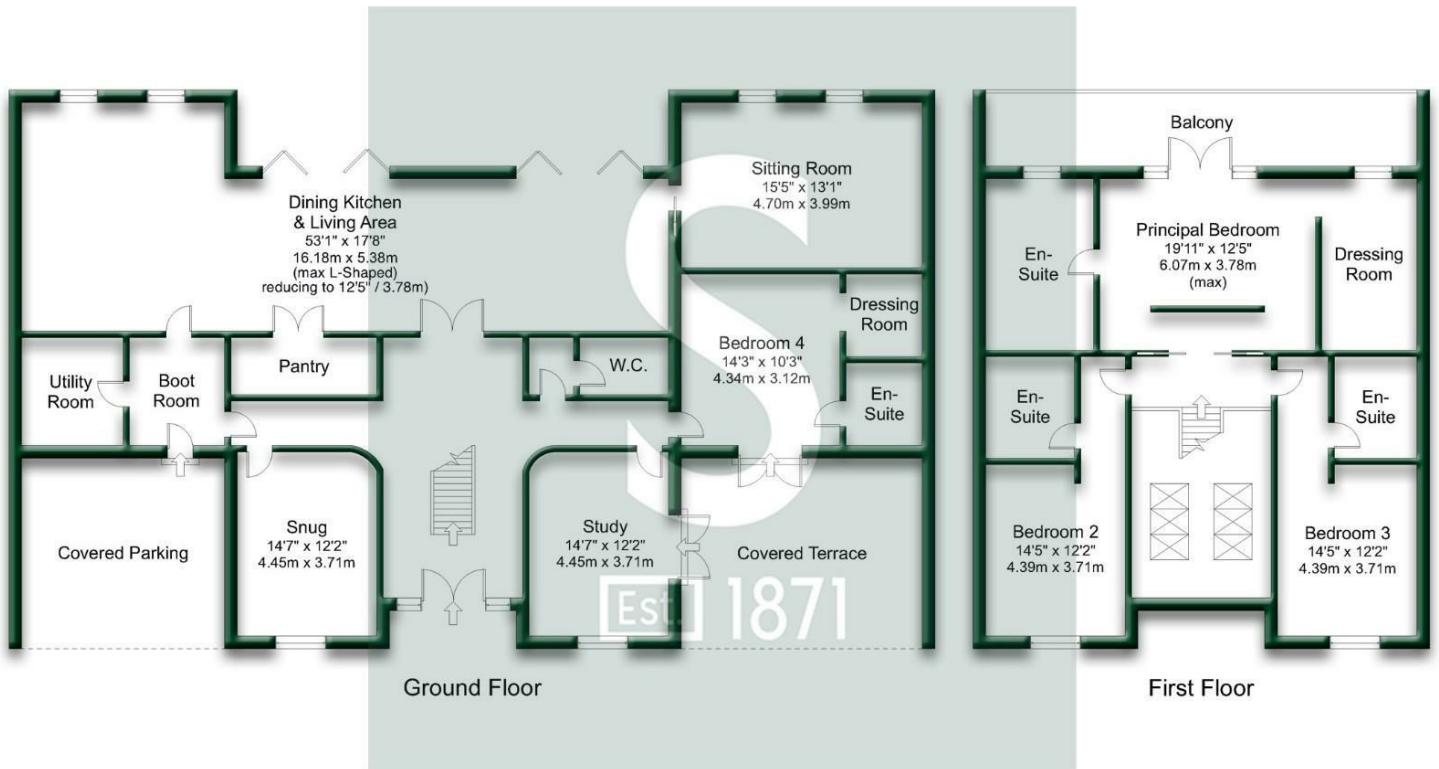
Schedule of Allowances

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

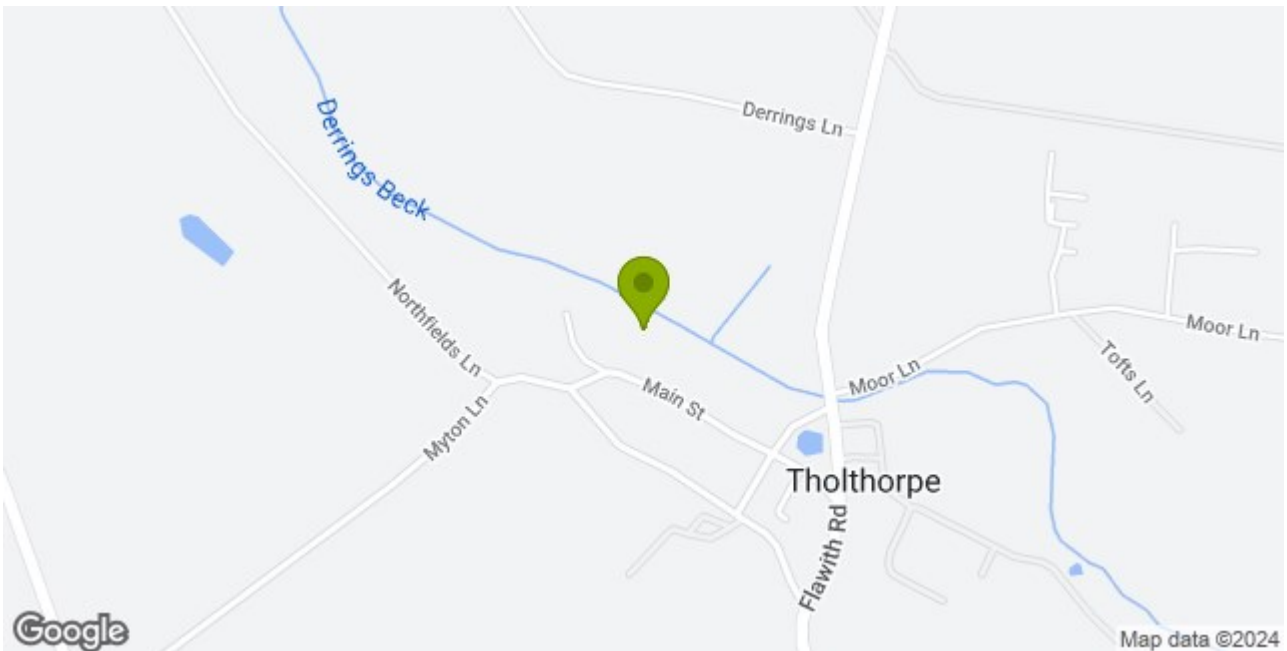
Both barns are on schedule to be ready to move into by the end of July 2024.

Stock Ghyll Barn



Gross internal floor area (approx.): 300 sq m (3,229 sq ft)

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
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