



Gower Hall Barn, Foston, York YO60 7QD

Stephensons

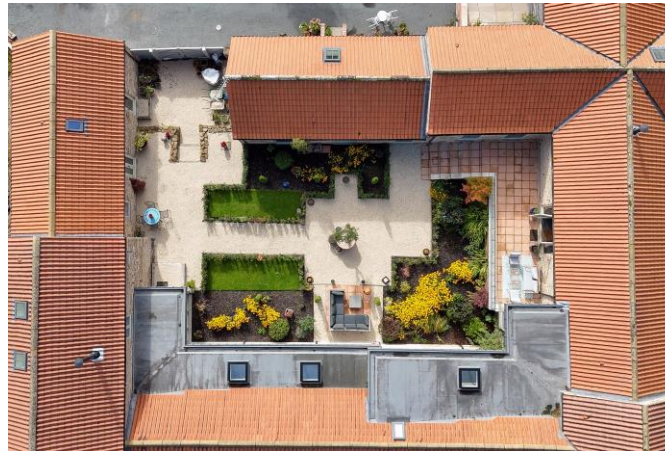


Stephensons

Guide Price £1,750,000

A breathtakingly beautiful 5 bedroom barn conversion set in 3.5 acres, located around 20 minutes north of York and providing over 5,370 sq fit of inspired living space that includes 5 bathrooms, 3 reception rooms and a gym, stunning dining kitchen and living room plus a fabulous self-contained 1 bedroomed annexe complemented by an idyllic central mediterranean courtyard, generous parking, double garage, formal gardens, paddock and glorious far reaching rural views.

Viewings via Easingwold Office 01347 821145



A spacious reception hall with high vaulted ceiling and cloakroom/wc leads off into a versatile gym/second home office, plant room and staircase down into the garage. The stunning 35'8" (10.87m) long dining kitchen and living room features a host of original beams, 4 sets of bi-folding doors opening out onto an expansive west facing paved seating area and double doors opening out onto a fabulous breakfast terrace overlooking the incredible central courtyard. The dining area boasts a Clearview dual-fuel stove and the beautiful handmade oak kitchen features a substantial granite topped central island with dining bar and Quooker hot water tap to complement the generous range of storage cupboards and granite worktops. Leading off the kitchen is a fantastic walk-in pantry, large boot room plus a separate laundry room. A magnificent 70'0" (21.34m) long oak and glass walkway overlooks the central courtyard and leads off into 3 en-suite double bedrooms and the 26'7" (8.11m) long sitting room with 2 sets of doors opening out onto a second expansive patio, Clearview dual-fuel stove plus a library and a home cinema room leading off. The superb home office also features an en-suite shower room which lends itself to becoming a 5th double bedroom.







A bespoke oak staircase off the sitting room leads up into an impressive principal bedroom suite that enjoys delightful rural views and comes complete with a spacious dressing room and a luxurious en-suite shower room.

The adjoining annexe benefits from its own independent access off the drive and comes with planning consent to also be used as holiday let/Airbnb. The annexe currently provides an entrance hall with built-in storage, L-shaped open plan dining kitchen and living room plus one double bedroom with an en-suite shower room. It should also be noted that 2 connecting doors to the main reception hall allow the annexe's accommodation to also be incorporated and expand the living and sleeping space of the principal property.



Other internal features of note include Cat 6 plug sockets and a CCTV security system, underfloor heating throughout (via a sustainable ground source heating system) and a combination of both solar and double glazing to boost the barn's energy efficiency. The design and build process has also included the preparation to add solar panels.

Approached via a 500m long shared drive, Gower Hall Barn's discretely positioned gated driveway provides generous parking and access into an open double garage with useful garden store. The formal gardens are predominantly laid to lawn and enjoy glorious far reaching rural views towards Bulmer and Castle Howard. Including the 2.7 acre paddock the property stands in around 3.5 acres in total.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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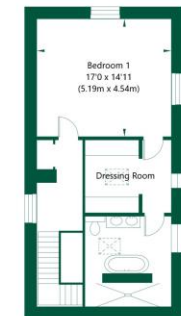
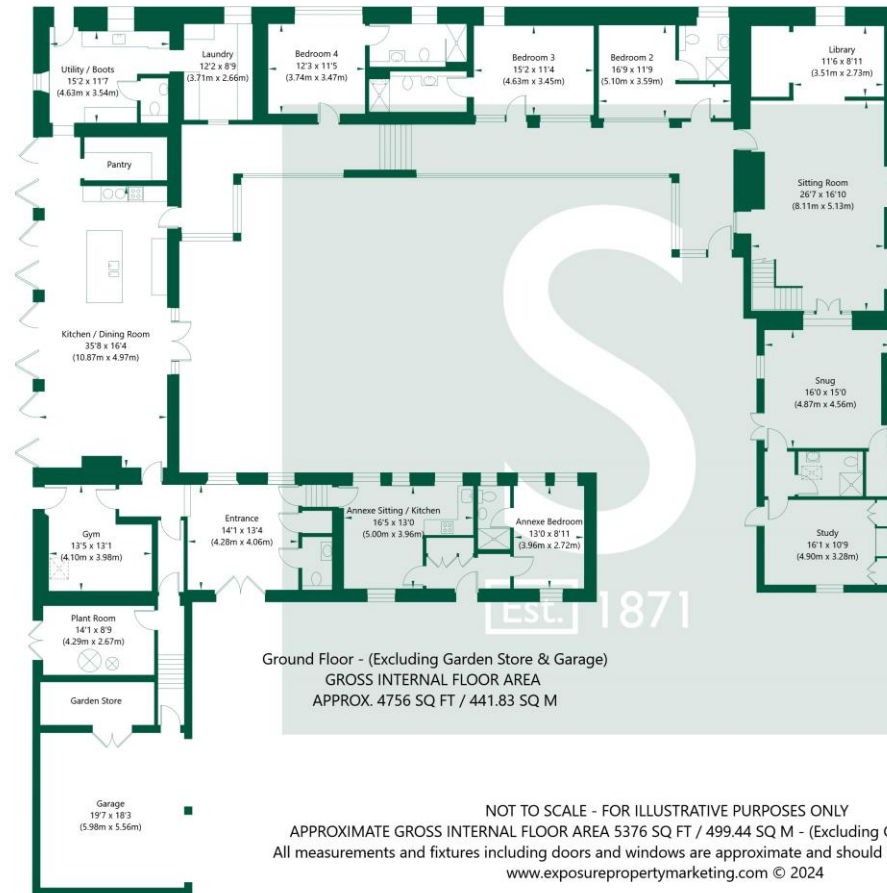
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 5376 SQ FT / 499.44 SQ M - (Excluding Garden Store & Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Directions

Leaving Thornton-le-Clay in the direction of Foston, take the first left (marked Gravel Pit Farm) and continue along the track for approximately 500 metres where the gated drive to Gower Hall Barn will be directly ahead.

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