



Hull Road, Dunnington, York Guide Price £725,000

A stunning 4 bedroom barn conversion, skilfully restored to the highest specification, and featuring a superb living kitchen and generous master bedroom suite.



Foreword

We are delighted to offer for sale The Granary which forms the first phase in this exclusive development of three period barns nicely set back off the A1079 Hull Road which in turn offers quick and easy access to both the centre of York as well as the A64 York to Leeds road.

The property has been skilfully restored with particular emphasis on the retention of the original period barn features coupled with a high specification contemporary finish. The specification includes under floor heating throughout, CCTV and alarms, as well as 'buyers choice' of kitchen designs. Most notably the properties will benefit from an Air Source Heat Pumps, regarded in the market as one of the most energy efficient forms of heating.

The property will be ready for completion in the Spring.

Lodge Farm Barns is a courtyard development with The Granary looking out into the centre of the courtyard with the accommodation being a mixture of single and two storey living.



Accommodation

Internally the property has a number of entrances with the principal front door leading into a spacious reception hall with study area. Located off the entrance hall is a utility room which includes a bank of storage units, worktop and sink unit. Crucially there is a downstairs cloakroom having a traditional low flush WC and wash hand basin.

The principal reception room is a stunning open plan living kitchen providing ample space for dining and entertaining.



There are two generous downstairs bedrooms including the master bedroom suite which includes both a dressing room and an en-suite shower room.

The second downstairs bedroom also includes an en-suite shower room.

There is an inner hall with staircase which leads to the second floor accommodation which includes two further double bedrooms and a substantial house bathroom.



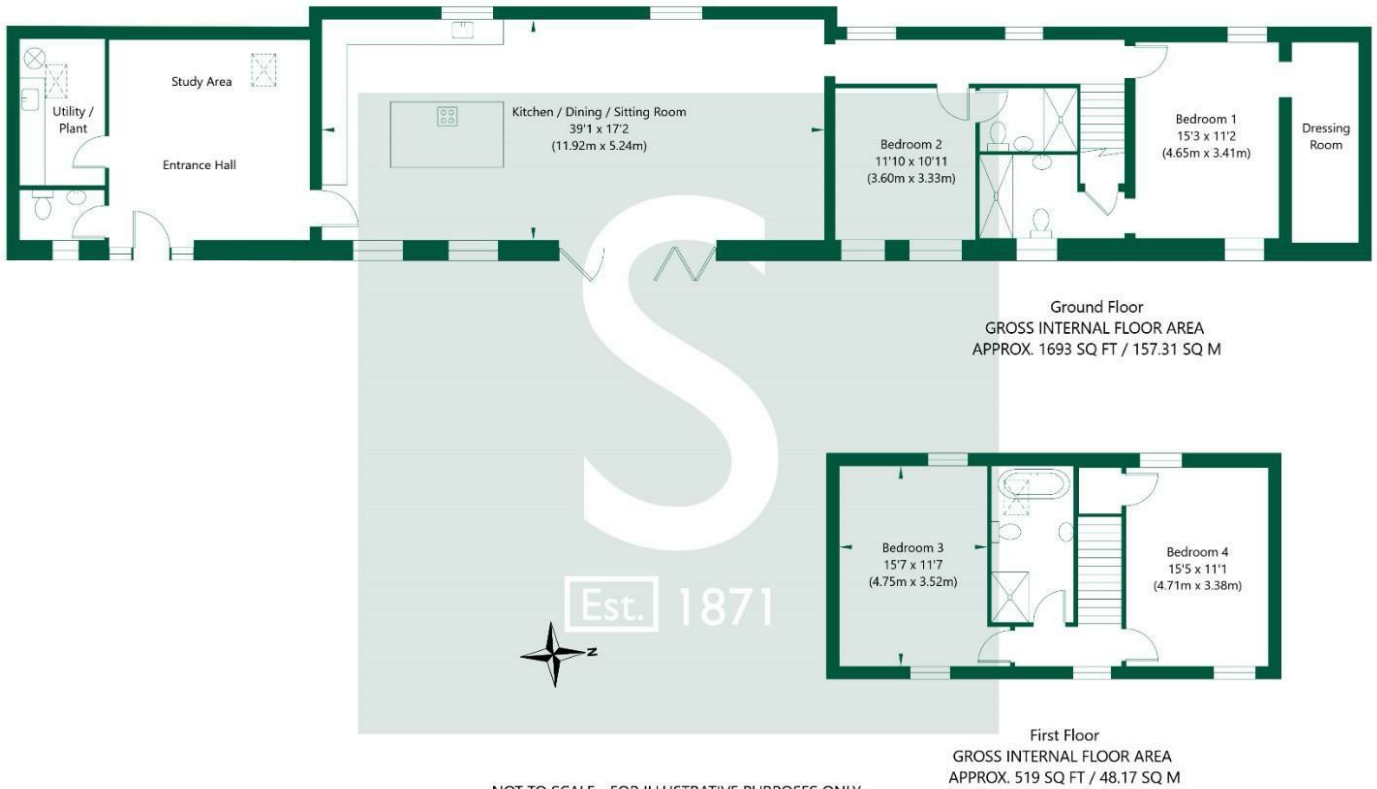
To the Outside

Externally the property is set back approximately 150 metres from the Hull Road having clearly defined allocated off street parking. An external shed will also be included for storage.

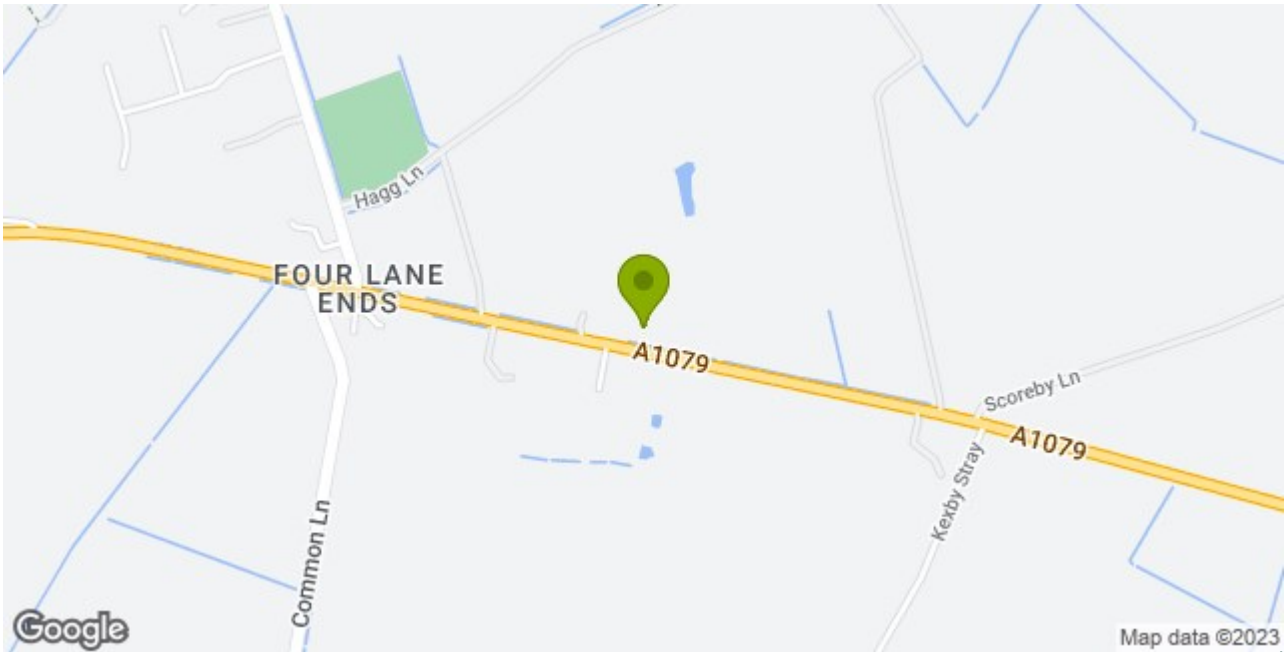
The property looks out onto a front courtyard garden which will be lawned and landscaped to include patio and sitting areas. There is no doubt that both the internal and external accommodation creates the ideal family environment.



Lodge Farm Barns, Dunnington, York, YO19 5LR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2212 SQ FT / 205.48 SQ M
 Floorplan drawn during construction. Final measurements and fixtures may differ.
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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