



North Back Lane, Wheldrake, York £475,000

A stunning barn conversion style home offering spacious and versatile living with character features throughout. Situated in an increasingly desirable village and perfect for a range of buyers, including families and professionals.



Built in 1997, with the 'barn conversion' style in mind, the property beautifully incorporates modern touches with a wealth of character and an abundance of natural light. Having been thoughtfully upgraded by our vendors, Old Barn Court offers spectacular living accommodation in an ever popular village just seven miles south of York.

Entered through a traditional wooden stable door finished with glass panels, you are welcomed into the entrance hall with solid wood flooring, doors and carpeted staircase.

The reception room is a vast living space with wood flooring and skirting, as well as having a feature fireplace and a beautiful large arched window looking onto the property's well-manicured garden. A useful cupboard provides generous storage space.



Adjacent to the living room is the property's kitchen, which comprises cream fitted wall and base units with laminate worktops and tiled splashback. Benefitting from fitted appliances such as NEFF gas hob, oven and integrated dishwasher, the kitchen also has plenty of space for a dining area and space and plumbing for further appliances. Having dual aspect via a window above the sink and a further window and traditional stable door out to the garden, the kitchen is perfectly filled with daylight.

Steps down from the kitchen lead to the converted garage space, which currently acts as a further bedroom, but could also lend itself well to a living space or even be altered to create a large open kitchen living area. Offering versatility and potential for buyers to adapt this space to however works best for them, the room also benefits from having loft access and a patio door out to the garden.



Completing the downstairs accommodation is the downstairs cloakroom, which comprises a low flush WC and hand wash basin, with decorative panelling to the exterior wall.

To the first floor, the property offers three bedrooms and a family bathroom. The main bedroom is found to the rear elevation, overlooking the garden and boasts space for a double bed and carried through the wooden flooring and skirtings.

The two further bedrooms both present good-sized carpeted room and both have the added benefit of fitted storage space.

Comprising a panel bath with handheld shower over, low flush WC and hand wash basin, the house bathroom is complete with stone tiling to the floor and walls, creating a modern space with a traditional feel.



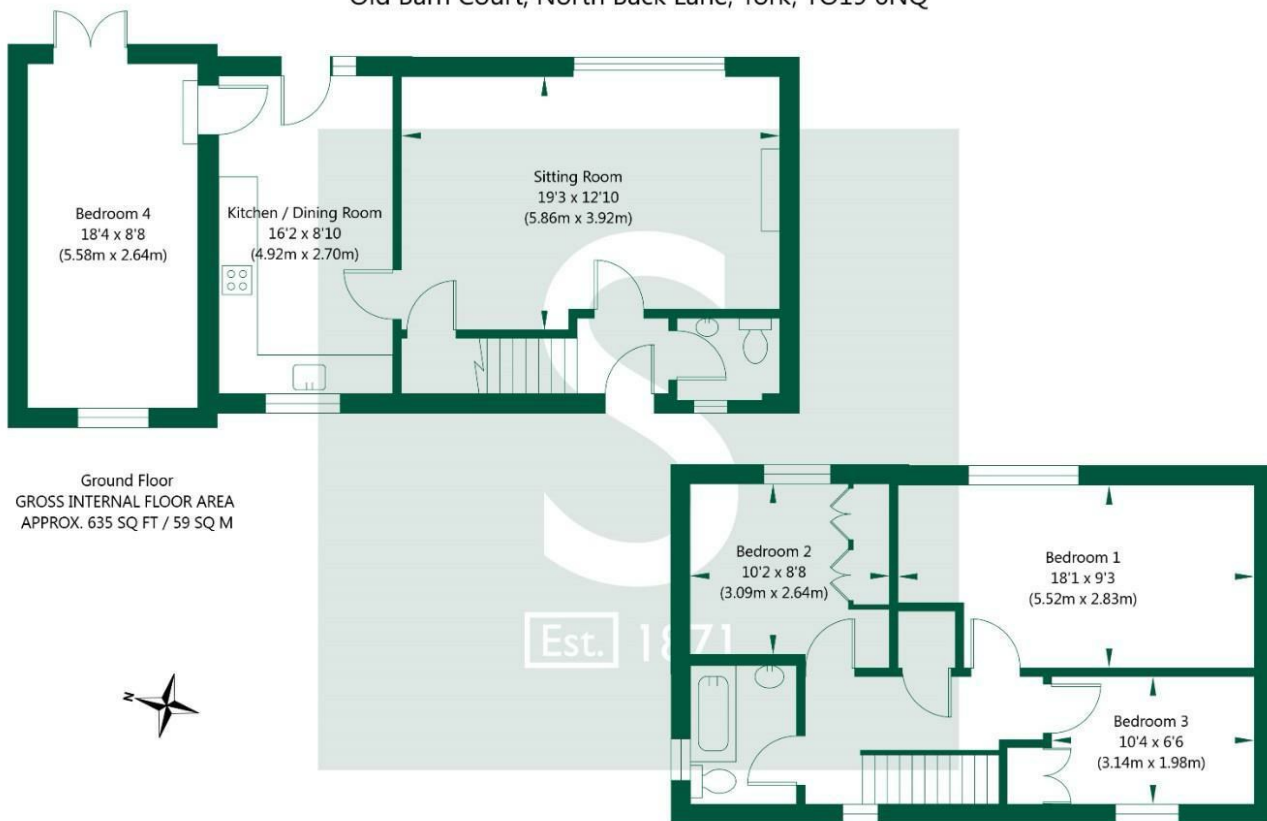
Externally, the property is accessed just off North Lane via a gravelled shared driveway, providing ample off-street parking. To the front is a lawned garden area, with stone paths and three mature apple trees, creating a lovely atmospheric area to enjoy in the sun. There is a brilliantly sized garden which extends across the rear of the property, and is enveloped by a well-established hedge to the boundary. The rear garden is mainly laid to lawn but also has a patio area, creating a perfect space for al-fresco dining.

Old Barn Court is situated in the ever-popular village of Wheldrake, benefiting from a quiet rural setting whilst only being a twenty minute drive into the centre of York. With great transport links and access to surrounding villages, the property is perfectly positioned for families and professionals. Many local amenities can be found nearby, including a café, convenience store and well-frequented village pub. Wheldrake Woods and Wheldrake Ings Nature Reserve are close by for those who enjoy the outdoors.

This lovely property offers a beautifully presented home in a fantastic location and is sure to be of interest to a range of buyers, therefore early viewing is recommended.



Old Barn Court, North Back Lane, York, YO19 6NQ



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 635 SQ FT / 59 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 465 SQ FT / 43.21 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1100 SQ FT / 102.21 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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