



## Scoreby Lane, Gate Helmsley, York Asking Price £725,000

\*\*\*\* STUNNING BARN CONVERSION WITH LAND & STABLES \*\*\*\*

An immaculately presented and spacious, period barn conversion enjoying a superb open front aspect, complimented by 4 acres of land and a triple garage.



### Accommodation

A stunning 3 bedroom period barn conversion set within a semi-rural location with gardens, stables and land stretching to over 4 acres, ideal for all those with a keen equestrian interest.

The property is accessed off a private road and offers quick and easy access to Stamford Bridge Road as well as the A64 York to Leeds Road. The Granary has been maintained and upgraded over many years creating the ideal family environment.

Internally the property is entered via a double glazed front door into a reception hall with staircase leading to the first floor accommodation. The hall includes a radiator and coved cornices. There is a downstairs cloakroom having a low flush w/c and bracketed wash hand basin with tiled splashbacks.



One of the outstanding rooms of the property is the open planned breakfast kitchen having a modern range of built-in base units to 3 sides with laminated worktops and ceramic sink unit. There is an additional range of matching high level storage cupboards with tiled splashbacks. Included within the kitchen is a built-in Fagor electric oven and grill with separate 4 point gas hob unit with extractor canopy above. There is plumbing for a dishwasher and space for both a breakfast table and free standing fridge freezer unit. French doors lead out onto the communal rear courtyard beyond and in addition, there is a uPVC framed double glazed front entrance door, recessed ceiling down lighters and radiator.

Located off the kitchen is a spacious utility room which has a kitchen matching range of high and low level storage cupboards with additional fitted worktop and stainless steel sink unit. The utility room offers plumbing for a washing machine with ample space for a dishwasher and additional fridge freezer unit. There is a wall mounted Worcester gas fired central heating boiler, double radiator, cloaks rail, loft hatch and uPVC framed rear entrance door.



The master bedroom includes a walk-in wardrobe with hanging rail and features an exposed beamed ceiling and radiator. There is an ensuite bathroom with a low flush w/c, wash hand basin and inset panelled bath with wall mounted shower attachment and full height tiled splashbacks. The ensuite has a heated chrome towel rail and ceiling down lighters. Bedroom 3 is located centrally having a triple fronted wardrobe in addition to a built-in under stair storage cupboard and radiator.

Finally to the ground floor is an ensuite guest bedroom having a double fronted wardrobe and radiator. The ensuite includes a low flush w/c, wash hand basin set in a vanity surround and walk-in shower cubicle with full height tiled splashbacks. There is a heated towel rail and ceiling down lighters.

The property features a stunning living room located on the first floor of the property based in a stunning open front aspect towards the The Wolds and overlooking the property's stables and land. The living room features a cast iron gas fire stove set on a quarry tiled hearth with exposed brick surround. There are 4 separate radiators and a uPVC framed double glazed French door which leads out onto the granary steps. The living room has a television aerial point, cove cornices and loft hatch.

### To The Outside

Scoreby is positioned approximately 4 miles from the A64 York to Leeds Road with the property itself being accessed off a private road and set within a select development of period barn conversions.

The property enjoys a private garden having a full width flagged patio which runs across the front elevation and steps out onto a rectangular lawn which is enclosed by hedged and fenced lined boundaries. The garden features the granary steps and there is pedestrian access from a lockable garden gate.



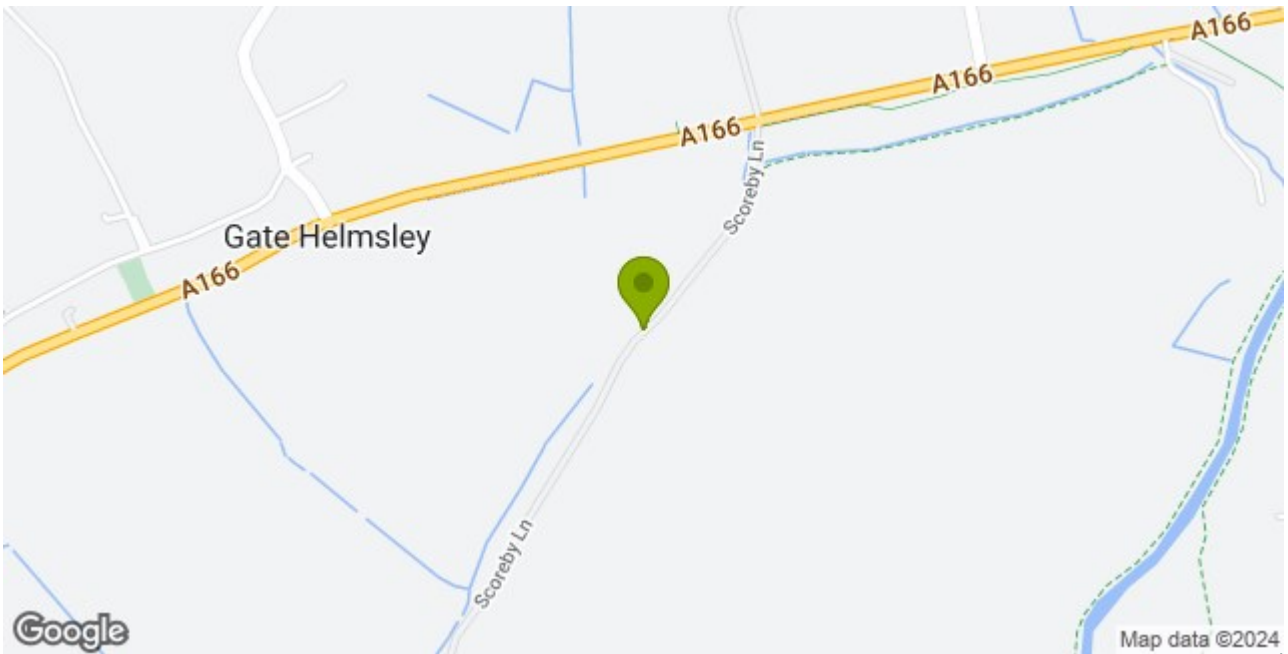
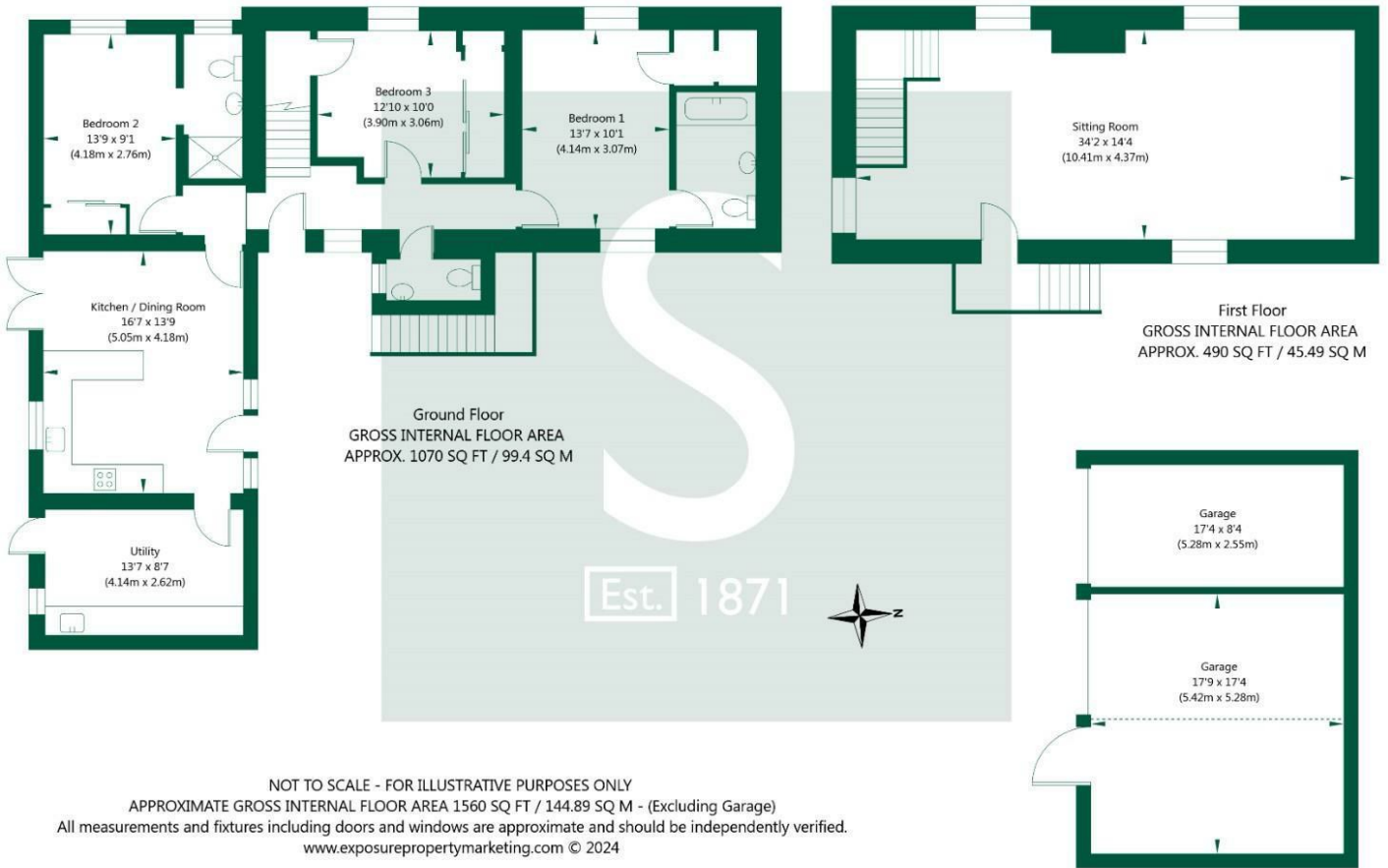
Directly across from the property is a gravelled hardstanding which provides off street parking for numerous motor vehicles. Additionally, the property owns a triple garage block which is located separately at the rear of the development providing useful parking and storage accommodation. To the rear are communal courtyard gardens and additional visitor parking.

There is no doubt that this property will be of genuine interest to those people with a keen equestrian interest. The property stands within approximately 4 acres of mature paddock lands and includes a Goodrick stable block with three stables a tack room and hay barn. The stables are equipped with electric as well as internal and external water. Accessed to the land is via 2 separate gates and the land is separated into 4 paddocks. Additionally, there is a secondary lawned garden/orchard which is fully enclosed to all sides by fenced and hedged boundaries.

The extent of the land can be clearly identified by the red verge within the ordnance survey plan.



Scoreby Lane, Gate Helmsley, York, YO41 1NP



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**Partners**

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- 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
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- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

**Associates**

N Lawrence

