



## The Green, Upper Poppleton, York £1,500 Per Month

\*\*\*\* OUTSTANDING LOCATION \*\*\*\*

A quite unique opportunity to rent this Grade II listed period barn, skilfully converted into a 2 bedroom dwelling with allocated parking and offered for rent either furnished or unfurnished.



## Accommodation

The Stable at Model Farm is a Grade II listed period barn which has been skilfully and sympathetically converted to create luxurious two bedroom living accommodation. The property features a wealth of its original features complimented by a contemporary finish to the highest specification.

The property is entered at the front into a ground floor living room with staircase leading to the first floor accommodation in addition to an exposed beam ceiling, television aerial point and recessed downlighters.



The kitchen matches the barn having a modern range of bespoke base units with quartz worktops and inset sink unit. There is a matching range of high level storage cupboards in addition to a built in electric oven with hob unit and extractor. The kitchen also includes a dishwasher as well as fridge and freezer units. There is an overhang breakfast bar and recessed ceiling downlighters.

To the first floor are two double bedrooms both of which have exposed beam ceilings.



The accommodation is completed by a modern shower room having a low flush WC, circular wash hand basin and walk in shower cubicle with inset niche and full height tiled surround. The property features underfloor heating throughout powered by an air source heat pump.

## To The Outside

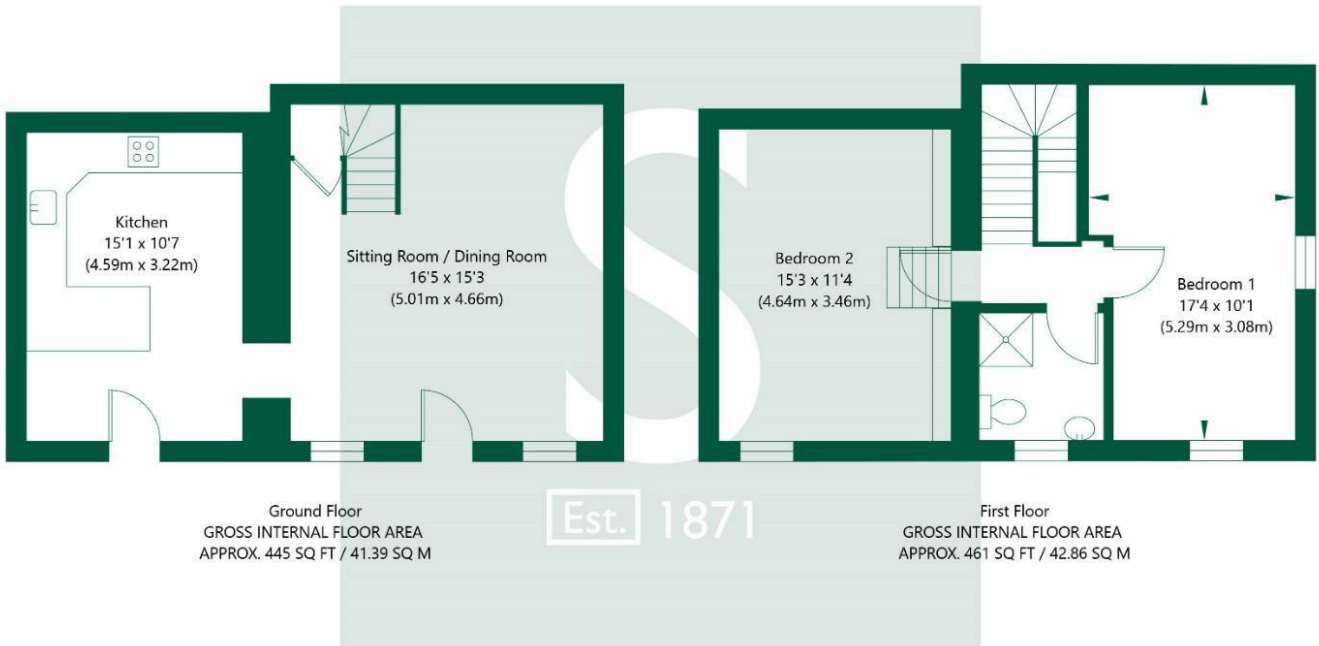
The property looks out onto a delightful courtyard setting. There is vehicular access down the side of Model Farm Barn via a gravelled (to be block paved) driveway which continues onto a rear gravelled hardstanding providing off street parking for two motor vehicles.



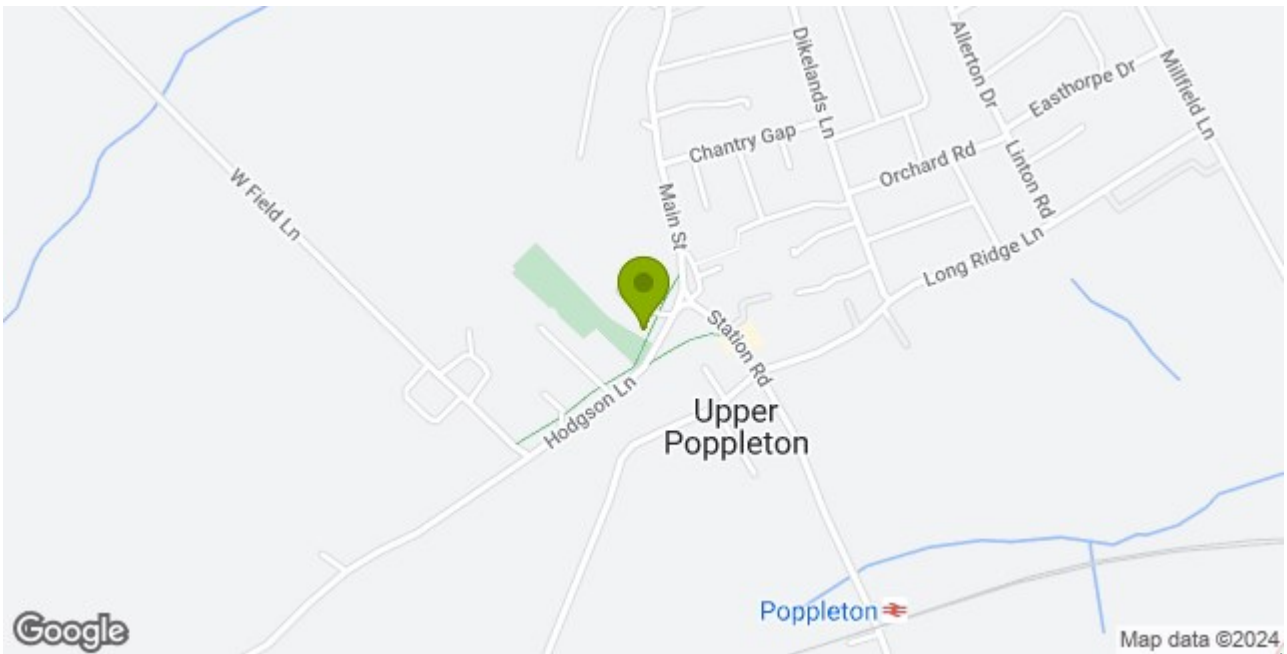
The property is allocated a small front forecourt and rear courtyard garden, with additional visitor parking is also available on site.



The Green, Upper Poppleton, York, YO26 6DP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 906 SQ FT / 84.25 SQ M  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
 www.exposurepropertymarketing.com © 2022



**Stephensons**

York	01904 625533
Knarborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

**Partners**

- J F Stephenson MA (cantab) FRICS FAAV
- 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
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

**Associates**

N Lawrence

