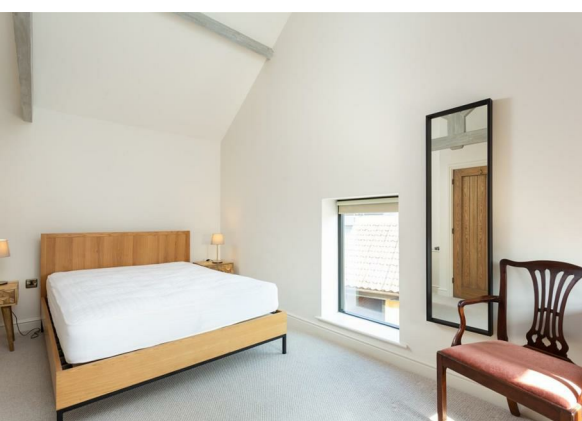


The Green, Upper Poppleton, York Asking Price £900,000

**** OUTSTANDING LOCATION ****

A quite unique opportunity to acquire this Grade II listed period barn, skilfully converted into a 2 bedroom dwelling with separate 2 bedroom annex and courtyard garden.



Accommodation

Model Farm Barn is a Grade II listed period barn which has been skilfully and sympathetically converted over the course of the last 12 months to create luxurious two bedroom living accommodation with a separate self contained two bedroom annex separated by a delightful central courtyard. The property features a wealth of its original features complimented by a contemporary finish to the highest specification.

The barn has a stunning frontage including original floor to roof height protective shutters with a gated front courtyard overlooking the green.

The ground floor accommodation is essentially open plan with a central oak staircase with glass balustrade and soft close understairs storage. There is a spacious living area with oak flooring, underfloor heating, television aerial point and recessed ceiling downlights.

The ground floor features a stunning kitchen area having a modern range of handcrafted bespoke base units, quartz worktops, breakfast bar and inset sink unit.

Included within the kitchen is a built in Neff electric oven, grill and microwave in addition to a 4-point hob unit with extractor canopy over.

There is a built in automatic dishwasher and double wine cooler. The kitchen area also features recessed ceiling downlights with an extension of the oak flooring with underfloor heating.

The ground floor accommodation is completed by a ground floor utility and cloakroom.

To the first floor are two matching double bedrooms with protective glass panels giving a real sense of light and space. The bedrooms are mirror images and both feature a contemporary en-suite bathroom including walk in shower units with modern tiled surround, toiletry platform and shower seat.

Across the central courtyard is the converted annex providing an additional two bedroom self contained unit, ideal for teenage children, elderly parents or holiday accommodation. There is 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 downlights.

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 downlights.

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

The annex 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 annex features underfloor heating throughout powered by an air source heat pump.

To The Outside

The property looks out directly across The Green having a delightful front courtyard with gated entrance and featuring the original floor to roof height shutters.

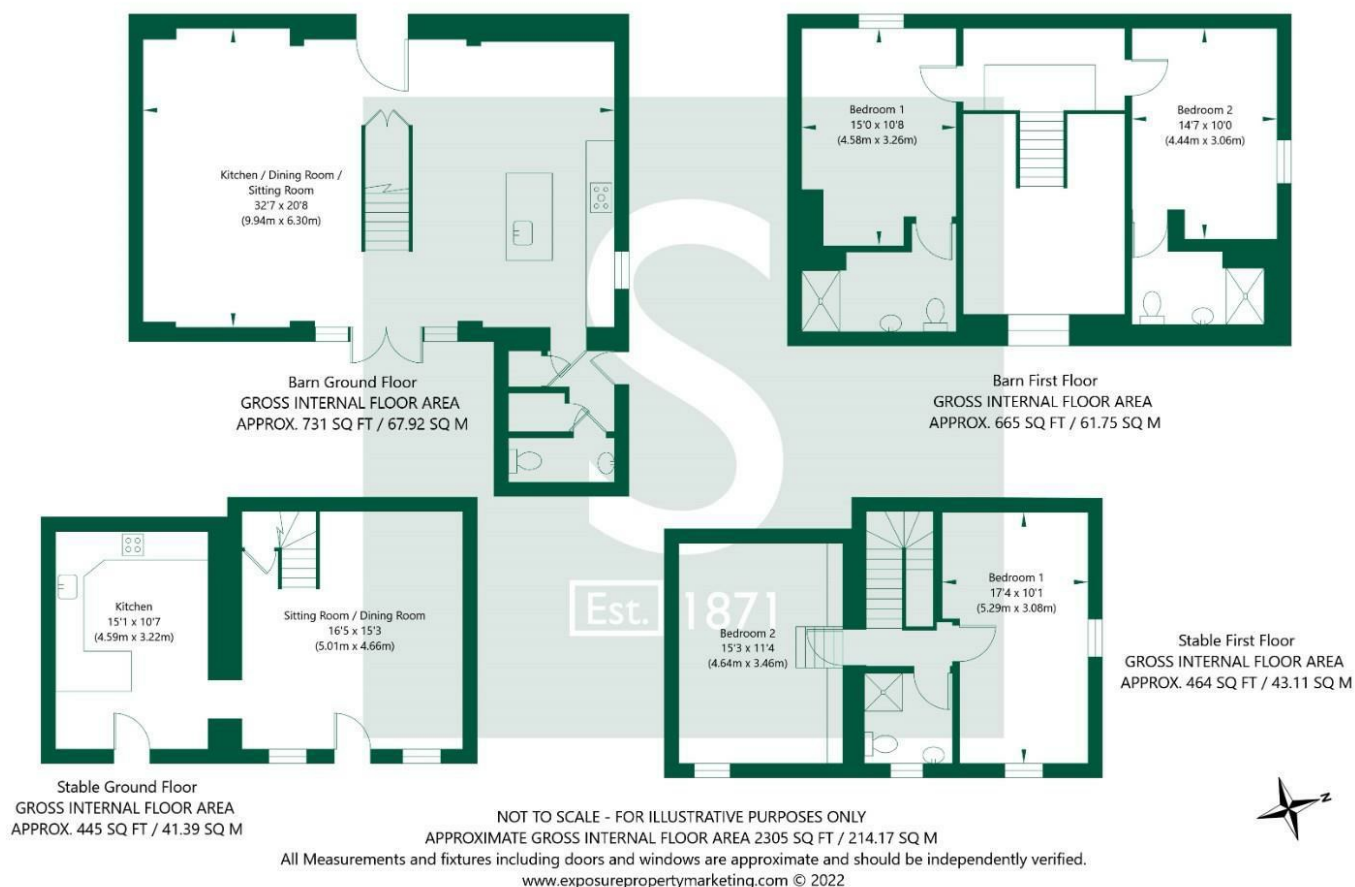
There is vehicular access down the side of Model Farm Barn via a gravelled (to be block paved) driveway which continues onto a rear gravelled hardstanding providing off street parking for two motor vehicles.

There is a courtyard that divides the barn from the rear loft house providing ample space for outside entertaining.

Agents Note

Model Farm Barn is without a doubt one of the most unique properties within the village of Poppleton, and is potentially a 'once in a generation' opportunity. An early inspection is strongly recommended to appreciate the true quality of the accommodation on offer.

The Green, Upper Poppleton, York, YO26 6DP



Stephensons

York	01904 625533
Knaresborough	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

