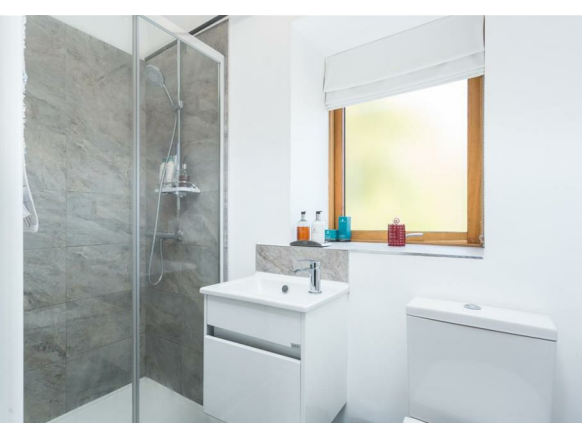




off Main Street, Melbourne, York
£515,000

A stunning example of a barn conversion which has been sympathetically converted and lovingly improved to the highest of specifications, found in this lovely village east of York.



Developed in in 2018 by a member of the Federation of Master Builders, the property oozes quality throughout and shows off outstanding design features with every step taken to maintain the building's character whilst tailoring its design to suit modern day living.

The barn, believed to date back to circa 1800, boasts beautifully landscaped gardens. Situated privately within a select development behind solid timber gate, the home enjoys oak double glazing throughout, air source heating system and a stunning kitchen with three generous bedrooms and ideal living accommodation.

The property is entered into a tiled floor entrance hall, with downstairs WC and boiler cupboard which provides ample storage, ideal for coats and shoes. A utility room comprises a range of high gloss wall and base fitted units and stainless-steel sink with mixer tap over as well as having space and plumbing for additional appliances and door leading to the front garden.

The heart of the home, the kitchen, comprises a stylish range of grey high gloss fitted wall and base units with feature central island. Both enjoy Quartz worksurfaces and integrated appliances include induction hob with concealed extractor over, sink with tap over, double oven, wine cooler, fridge, freezer and dishwasher. Stunning full width sliding oak framed doors open on to the garden and flood the kitchen with an abundance of natural light.

An archway leads through into the dining room with exposed brickwork and feature beams and leading to the principal reception area. The living area is flooded with natural light and features a stunning entertainment wall and staircase leading to the first floor.

To the first floor are three well proportioned bedrooms and family bathroom. The bright master bedroom presents exposed beams and a range of fitted bedroom furniture within the spacious double bedroom. An en-suite shower room comprises a large walk-in shower with mains shower over, low flush WC, hand wash basin with vanity drawers as well as a heated towel rail, for an added touch of modern luxury.

Two further bedrooms are of a generous size, with one having views over the rear garden and exposed beams and vaulted ceiling.

A modern house bathroom comprises a high-quality three-piece suite with panelled bath and shower over, low flush WC and a hand wash basin with exposed beams to the ceiling, tiles to the walls and a heated towel rail.

The property is tucked away off the Main Street in Melbourne, with a private driveway offering ample off street gravelled parking and a timber store and Indian slate path leading to the property's entrance.

A private walled garden sits to the front of the property, with a paved patio and artificial grass with well-stocked borders. A further walled garden is found at the rear, which is mainly Indian slate patio with well-established flower borders and a gorgeous cherry blossom tree, making this a lovely area to enjoy al fresco dining, with the stunning oak framed doors opening to the kitchen.

Melbourne offers a charming blend of rural tranquillity and modern convenience, this delightful village provides a peaceful retreat while still being within easy reach of central York. The village boasts a strong sense of community, excellent local amenities, including a brilliant village pub, and is surrounded by stunning countryside views, making it an ideal location for families and professionals alike.

Tenure: Freehold

Services/Utilities: All Mains services are understood to be connected; heating is via an air source heat pump

Broadband Coverage: Up to 1000* Mbps download speed

EPC Rating: D

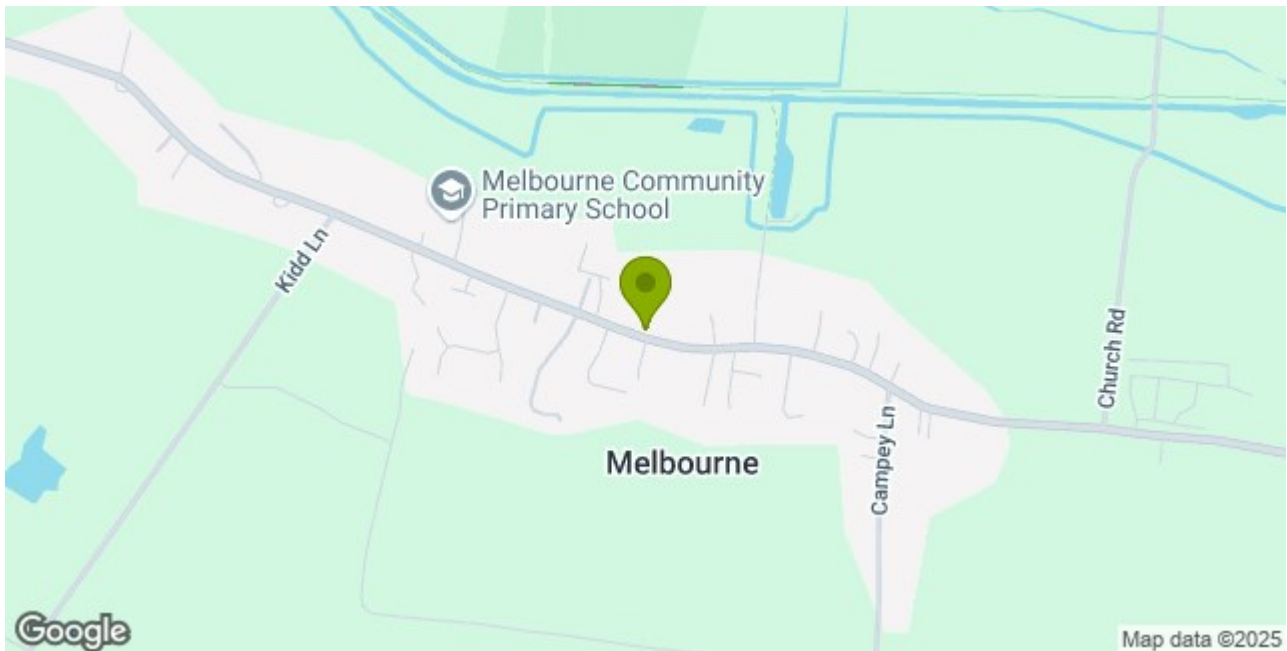
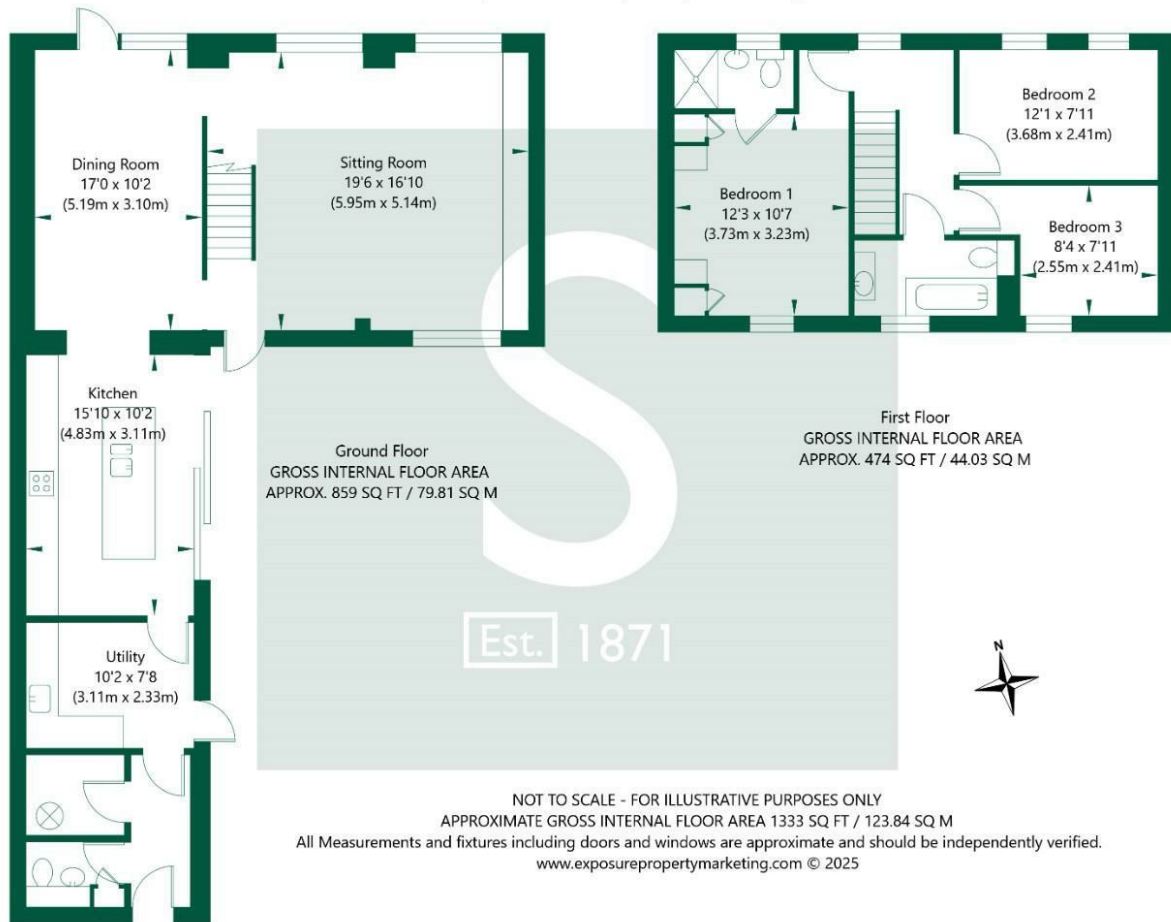
Council Tax: E – East Riding of Yorkshire

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent – Stephenson's Estate Agents - 01904 625533

*Download speeds vary by broadband providers so please check with them before purchasing.

Main Street, Melbourne, York, YO42 4QE



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