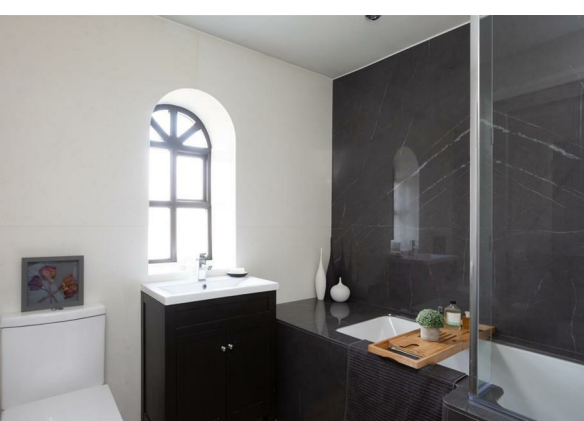
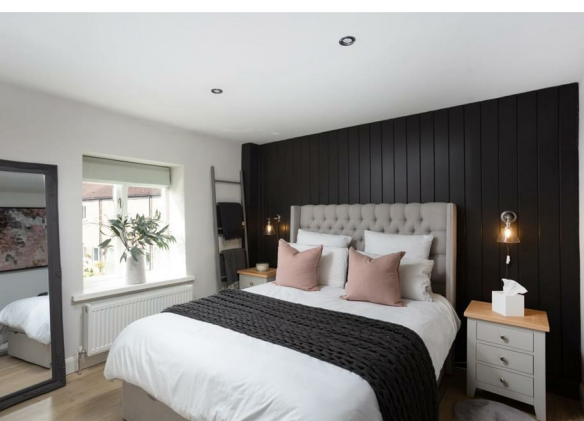




## Manor Farm Court, York £495,000

Dating back to the late 19th century, this former granary presents a superb example of a barn conversion having been sympathetically converted, retaining a number of original features with exposed timber beams throughout. Offered with no forward chain





Having been originally converted into residential accommodation in the 1990's, the property forms part of a private development, situated around a central courtyard. The current vendors have since carried out an extensive programme of refurbishment in 2018 and maintained it to an impeccable standard.

The property is located in the picturesque East Yorkshire village of Huggate at the top of the Yorkshire Wolds and yet just a 30 minute drive from York. The village occupies a pleasant rural location with walks aplenty on your doorstep, in addition to a long-established public house – The Wolds Inn.

To the ground floor, an entrance hall provides a welcoming first impression of this stunning home, with built in log store and ample space for coats and wellies for those country walks. Off the entrance hall are the two main living spaces and a stunning timber and glass staircase, providing access to the first floor.

The kitchen dining area provides the heart of the home and a perfect entertaining space for friends and family. Despite being of a single open plan nature, the dining area provides a sense of intimacy, whilst the kitchen area provides a bright and airy environment with double doors out onto the south facing courtyard. The kitchen is fitted with a stylish modern farmhouse kitchen with in-frame shaker style doors with built in tall wine cooler, fridge, freezer and dishwasher. The kitchen is finished with a breath-taking quartzite surface with built in induction hob, extractor fan and double bowl sink.

The living room offers a large and yet cosy space with exposed timber beams and a centerpiece log burner with oak mantel above. The alcoves to either side have been fitted with bespoke cabinetry and stone shelves with accent lighting.

To the first floor are four well-proportioned bedrooms and two bathrooms. The master bedroom benefits from further exposed timber beams and has a quite wonderful shower room with large walk-in shower and bespoke porcelain tiles. The second bedroom is currently fit-out and utilised as a beautiful dressing room with built in wardrobes and bespoke dressing table. Additionally at two further good sized bedrooms and a luxury house bathroom

Externally, the property benefits from a low maintenance front garden, however the show piece is the south-facing courtyard to the rear, having been skilfully landscaped and with a built in bespoke outdoor kitchen. Finally, there is a double garage to the front of the property.

### Property Information

Tenure: Freehold

Services/Utilities: Mains Water, Electric, Drainage, Oil Central Heating

Broadband Coverage: Up to 80 Mbps download speed\*

EPC Rating: E - 45

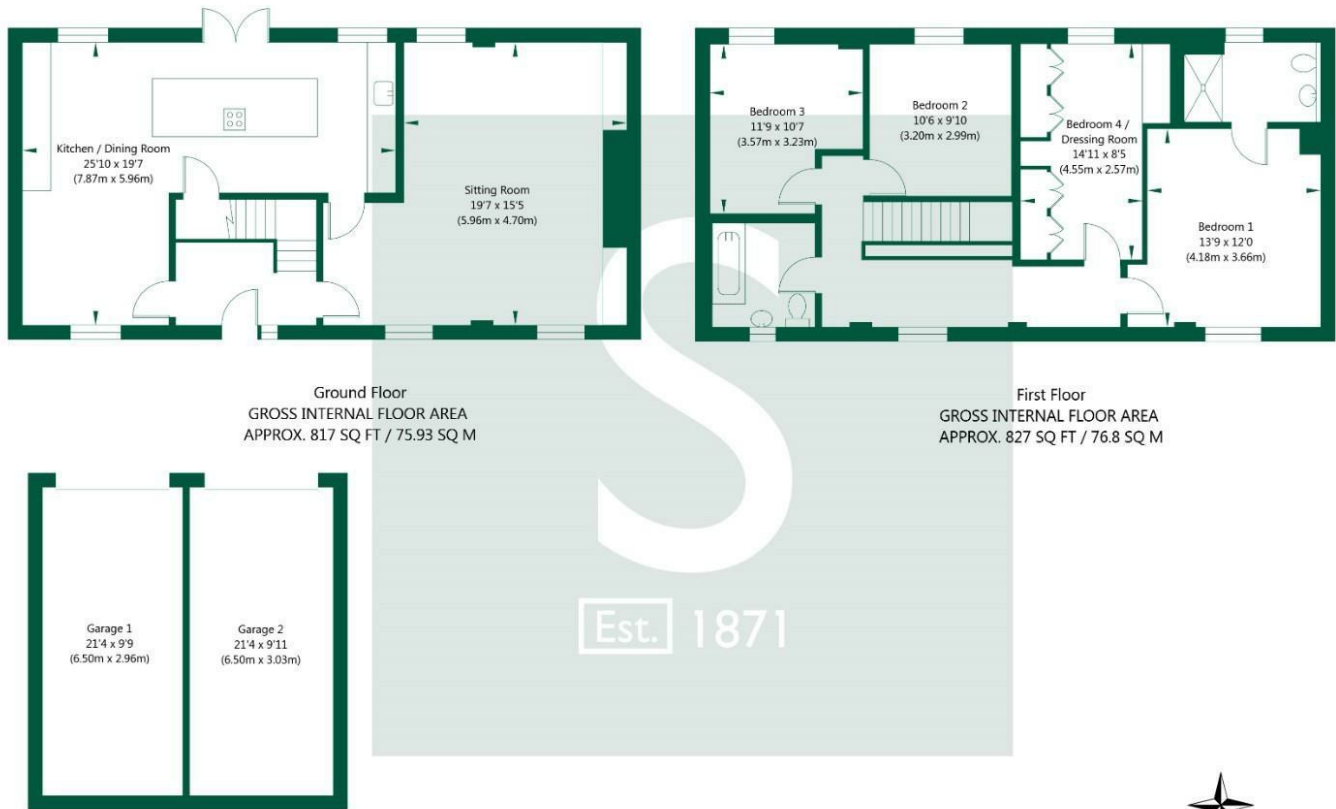
Council Tax: D – East Riding of Yorkshire

Current Planning Permission: C3 residential

Viewings: Strictly via the selling agent – Stephensons Estate Agents - 01904 625533

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

# Manor Farm Court, Huggate, York, YO42 1TQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1644 SQ FT / 152.73 SQ M - (Excluding Garages)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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