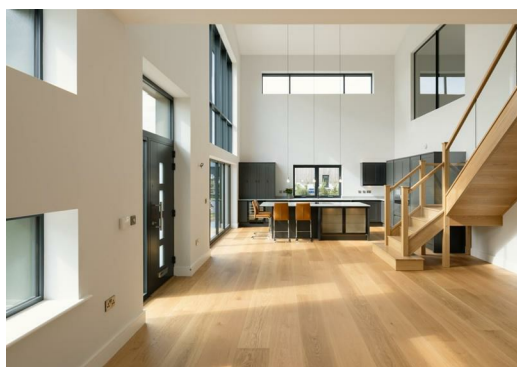




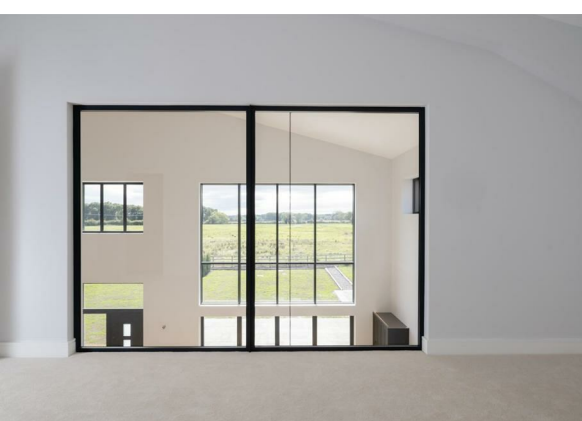
## Plot 7 Oakwood Barns, Healaugh, York Asking Price £1,100,000

\*\*\*\* READY TO VIEW \*\*\*\*

The final phase of the renowned Oakwood Barns development comprises two stunning luxury, five bedroom barn conversions with plot 7 now fully completed and ready to view.

The property offers unique living accommodation with a finish to the highest specification, including under flooring heating throughout the ground floor, feature engineered oak flooring and state-of-the-art luxury kitchen and bathroom fittings.

The property is sustainable and energy efficient benefiting from air source heat pumps and there is surrounding lawned gardens, garage, and parking as well as panoramic views across open countryside.



### Accommodation

The property offers 3,142 sq.ft of gross internal living accommodation with the feature room being the stunning living kitchen having a modern range of built-in base units with central serving island and bespoke worktops.

There are integrated fridge and freezer units as well as a NEFF oven, microwave, and warming draw. The kitchen also includes an integrated dishwasher, wine fridge, Quooker tap for boiling water, and a state-of-the-art NEFF induction hob unit with central extractor. Sliding bifold doors overlook the gardens and there is a central oak staircase with feature glass balustrade.

The living kitchen leads through into a separate lounge with an inner hall which accesses the second lounge/snug. Both reception rooms feature bifold doors overlooking the rear garden. There is integral garage access from the inner hall as well as a downstairs shower room with a modern suite.

The utility room has an extensive range of high and low level storage cupboard with kitchen matching worktops. There is a bespoke pew bench with matching oak shelving. The utility room also leads out on to the rear garden.

The first floor landing overlooks the living kitchen being a flexible space and accessing all five of the property's bedrooms.

The master bedroom features a stunning ¾ height window and includes a walk-in dressing area and ensuite bathroom. The principal bedroom and guest bedroom are both located at the rear with the principal bedroom having a walk-in wardrobe and both bedrooms benefiting from ensuite bathrooms.

Bedroom four is a generous double bedroom with bedroom five being a single room, ideal as a home office or study.

Finally, there is a house bathroom with separate shower cubicle with all the bathrooms in the property featuring top of the range Ideal standard fixtures and fittings including movement sensitive Solos shower lighting and phone controlled shower units and a free standing stone bath from the new La Dolce Vita collection.

There is under floor heating throughout the ground floor with radiators to the first floor and all five bedrooms enjoy a stunning open aspect. All windows and doors are aluminium double glazed casements.

### Media & Sound

The property features cutting edge technology including bluetooth integrated ceiling speakers to the kitchen/dining area, Multi media network to all rooms, wired with Cat 6 cables for data, coax cables for digital tv & Sky.

All tv coax cables are terminated onto a tv distribution amplifier with the cat 6 cables to a switch located in the media cabinet installed in the garage.

### To The Outside

The property is set back off Wighill Lane with access off a private gravelled driveway which in turn accesses Plot 7.

There is block paved off road parking in addition to a substantial gravelled hardstanding and turning area which in turn accesses the substantial integral garage, which is another very unique feature within this conversion, providing ample space to house 4 vehicles.

There is a substantial flagged patio located off the kitchen elevation being an extension of the internal living, ideal for outside entertaining.

The majority of the property's gardens are laid to lawn with an herbaceous front border and surrounding fenced boundaries.

An early inspection is strongly recommended to appreciate the true quality of the accommodation on offer.

### Agents Note

There is the possibility that additional land to the side and rear of the property could be available by separate negotiation.

### Additional Property Information

All properties in the development are classed as 'New Conversions' with brick cavity walls, steel trussed roof, and composite metal roof panels. Cover is provided by Advantage 10 year structural warranty which is recognised by all major high street bank and building societies for the Council for Mortgage Lenders.

Tenure: Freehold

Services/Utilities: Mains Electricity & Water. Waste is to a Biodisc treatment plant

Broadband Coverage: There is Full Fibre optic broadband installed at the property

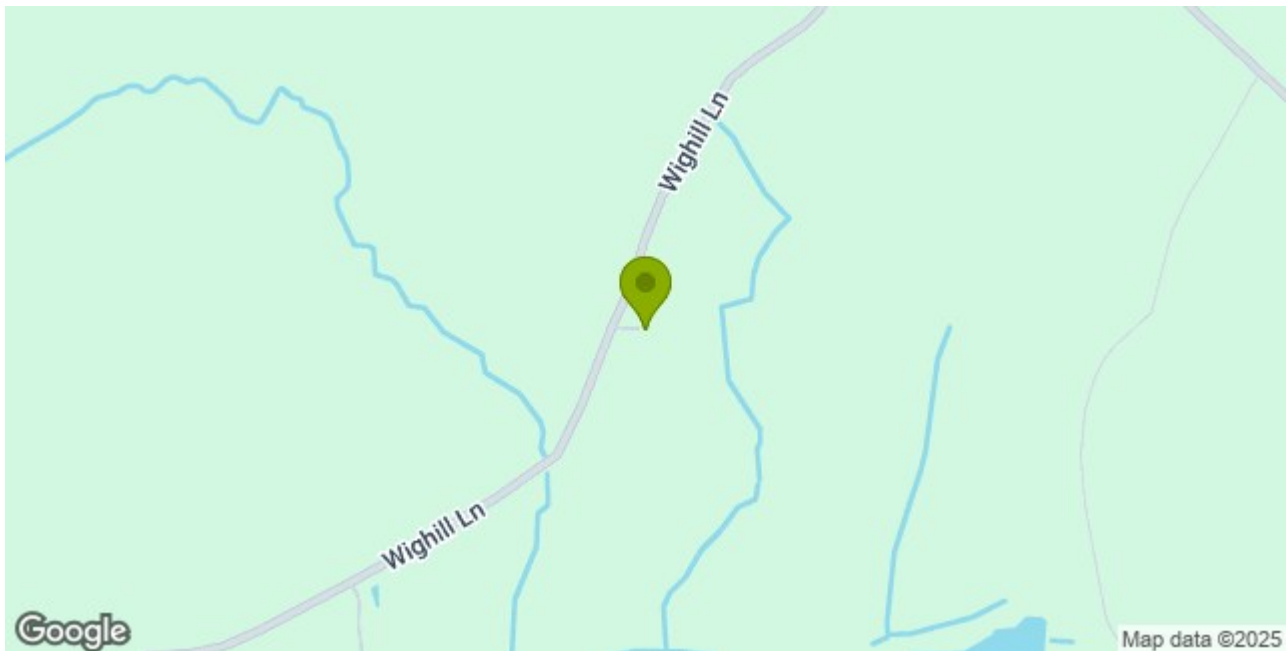
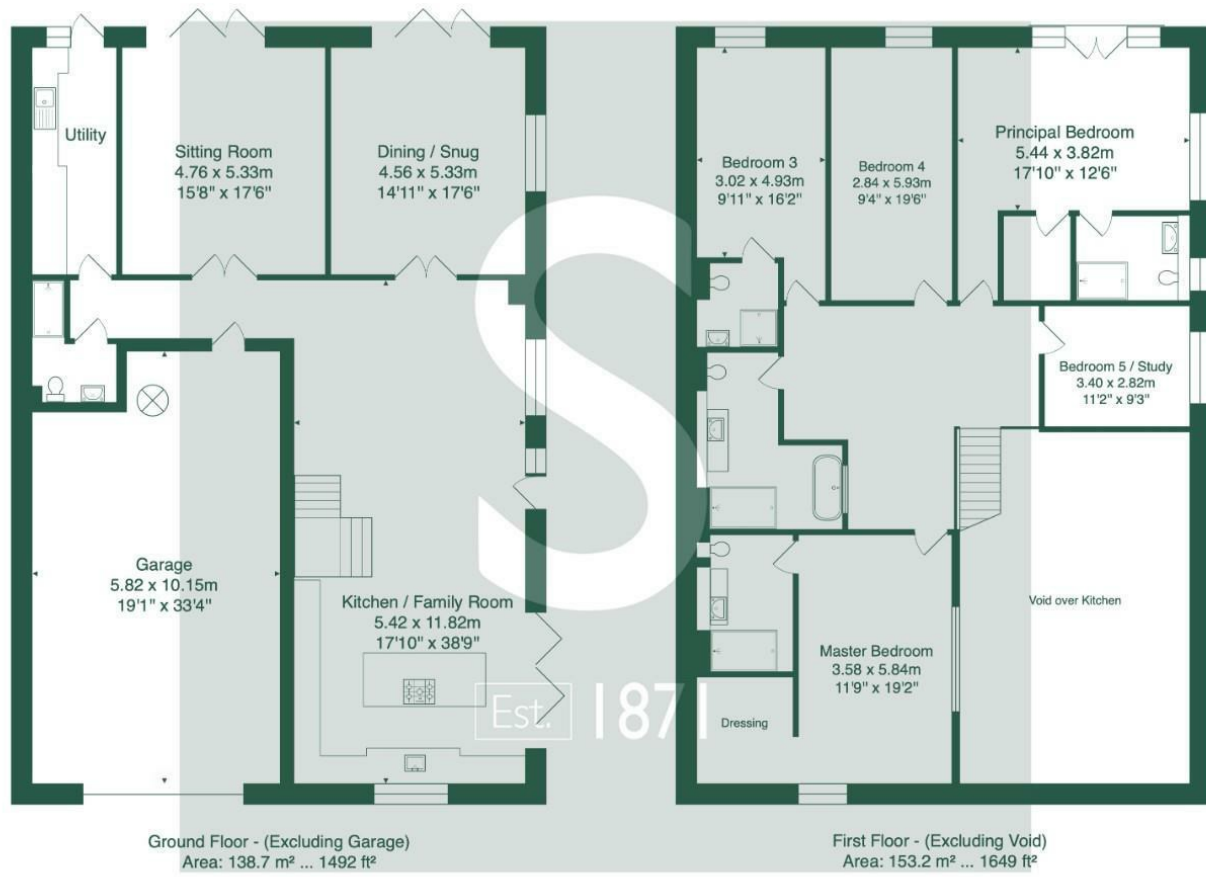
EPC Rating: C

Council Tax: TBC

Current Planning Permission: No current valid planning permissions

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

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



## 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

