



Red Barn, Main Street, Great Ouseburn YO26 9RG

Stephensons



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Guide Price £325,000

A rare and exciting opportunity to buy a brand new 2 bedroom detached barn conversion built by the award winning independent property developer, Jorvik Homes. Enjoying an enviable backwater position within the highly regarded village of Great Ouseburn, Red Barn offers an entrance hall, sitting room, impressive dining kitchen with integrated appliances, 2 double bedrooms and a stylish bathroom complemented by off road parking and a delightful walled courtyard to the rear.

Harrogate Borough Council - Tax Band - TBC

Viewings via Boroughbridge Office 01423 324324



Originally a stable and hayloft, Red Barn has been sympathetically converted by Jorvik Homes in 2020 to create on the ground floor an entrance hall, sitting room and an impressively appointed dining kitchen that features a generous range of base and wall storage cupboards, inset 1¼ sink unit and integrated Neff appliances to include a touch control hob with filter hood above and an oven and grill below, fridge, freezer and dishwasher complemented by an additional storage cupboard and access out into a delightful walled courtyard. The first floor landing leads off into spacious 15'8" long master bedroom, 1 further double bedroom and a stylish bathroom featuring a luxurious combination of Sottini sanitary ware and a Hans Grohe dual shower with monsoon shower head.

Other internal features of note include an electric central heating system to radiators, double glazing, deep silled windows throughout and the residue of a 10 year Architects Certificate structural warranty.

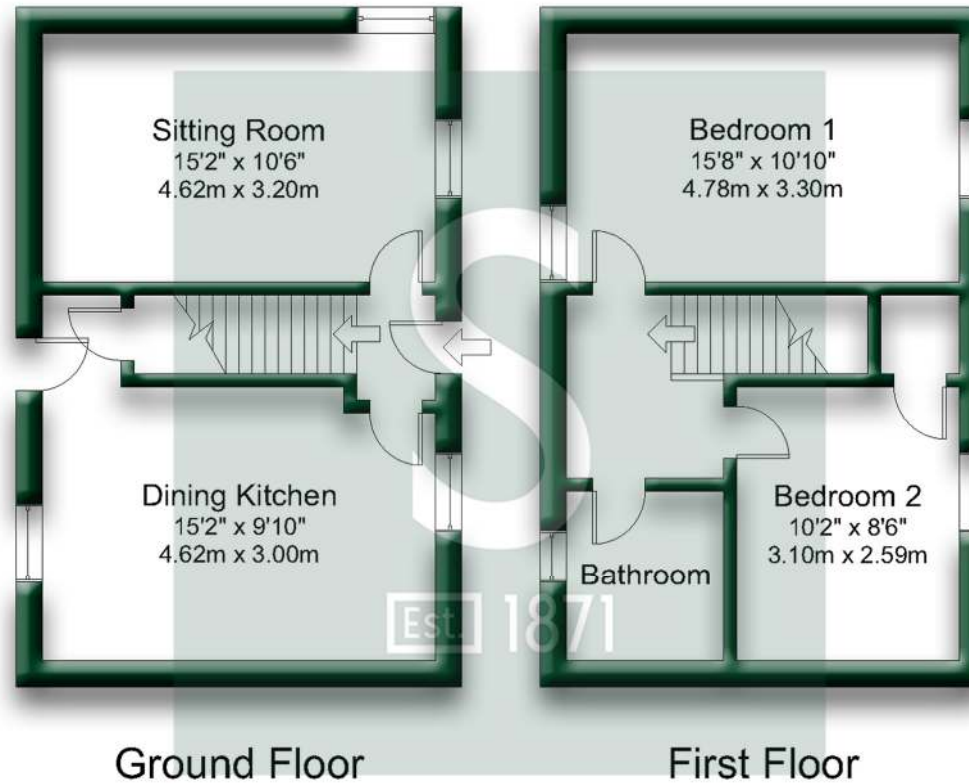
Externally there is a parking space immediately in front of the property and to the rear there is a walled courtyard providing a delightful low maintenance "lock up and go" area.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	51 E	
21-38	F		
1-20	G		



Gross internal floor area (approx.): 70 sq m (754 sq ft) Not to Scale. Copyright © Apex Plans.

Services

We have been informed by the Vendor that all mains services are connected to the property except gas.

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 York 01904 625533
 Haxby 01904 809900
 Knaresborough 01423 867700
 Selby 01757 706707
 Boroughbridge 01423 324324
 Easingwold 01347 821145
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