



## Orchard Barn Main Street, Hemingbrough

Offers Over £500,000

- Detached Barn Conversion, Approx 0.7 Acre
- Kitchen, Home Office
- En-Suite to Master Bedroom
- EER 89 (B)
- Ground Source Heat Pump, Underfloor Heating
- Ground Floor Shower Room
- Solar Panels on Feed-in Tariff
- Sitting Room
- 3 Double Bedrooms
- Attached Double Garage

(GUIDE PRICE £515,000)

An exceptional detached barn conversion, showcasing fine architectural work and impeccable living accommodation. Only occasionally does a property of such exceptional quality with approximately 0.7 acre of land come to the market. The sale of Orchard Barn provides one of those increasingly rare opportunities.

Work commenced in 2006 for the conversion of Orchard Barn and was completed in the early part of 2010. The barn has undergone a comprehensive programme of renovation and refurbishment which has seen the internal accommodation significantly enhanced, reconfigured, extended and the entire building refurbished, whilst retaining many original features of the barn.

In 2013, the present owners further extended the barn to create a wonderful garden room which overlooks the mature garden land and beyond. An adjacent boot room was also incorporated into the build. This has proven to be a valuable addition, particularly for dog owners who need an area for muddy footwear and clothing.

The ground floor provides versatility with an element of open plan living. Views of the garden are enjoyed from the kitchen and garden room.

The kitchen itself comprises a range of wall and base units with black granite worktops. There are a number of integral appliances including a dishwasher, double oven with gas hob, fridge and freezer. Located off the kitchen is a useful small utility area with provision for washing facilities, off which is a ground floor shower room.

A home office is situated off the kitchen, with understairs storage. This has proven to be a clever architectural design, particularly with the rise in popularity of working from home over the last couple of years. Alternatively the study is spacious enough to be used comfortably as a single bedroom if required.

The main sitting room is a generous area with sufficient space to accommodate appropriate lounge furniture. An internal door leads into the single storey extension which has surrounding casement windows and French doors leading out into the rear garden.

To the first floor, a landing gives access to three double bedrooms and house bathroom. The master bedroom is complemented by an en suite shower, built in wardrobes and chest of drawers. All bedrooms and bathroom have high vaulted ceilings with exposed wooden beams forming the roof structure, creating an abundance of space and character.

The elegant house bathroom has a four piece suite and shower. There is stunning full height tiling and flooring in addition to a chrome heated towel rail and built in storage cupboard.

Externally the property is set back from Main Street and is accessed via a privately owned drive through a pair of brick pillar posts into the property's grounds. We understand the access is owned by Orchard Barn with a right of access given to the Manor House.

To the front of the barn there is a block paved area designed for off street parking for several motor vehicles. The driveway extends alongside the property and into the rear garden. There is a double attached garage, with two garage doors and having power and lighting inside. The garage houses a ground source heat pump and there is great eave space for further storage.

The property is set within large grounds extending to almost three quarters of an acre. The majority of the land is to the rear comprising a mature and established garden. The garden is incredibly peaceful and comes with an abundance of fruit and nut trees along with an enclosed vegetable patch.

The garden is predominantly laid to lawn and enclosed to all sides by hedges or brick boundaries, creating privacy and a secure garden, particularly important for those who may have dogs. The garden faces west enjoying the sunshine throughout the day and is positioned perfectly for those sunsets in the summer evenings.

A financial advantage of this property are the privately owned solar panels which were installed by the present owners in 2011 under the Government Green Scheme. The solar panels operate on a feed-in tariff system guaranteed for 25 years. In the last 12 months this has given a yearly income of approximately £1,800, tax free (ie £20,000 over the next 12 years). The feed in tariff (56p per kW) is transferable to new owners. We understand the aforementioned information is accurate according to the present owners. Any further information can be ascertained from our Selby office.

The property is serviced by mains drainage, water and electricity. The heating is provided by a ground source heat pump with thermostatically controlled underfloor heating throughout. The present owners have found the heating to be very efficient and economical when combined with the solar panels generating power and a lump sum per annum as described above.

This property is a perfect example of a spacious family home with good outdoor space and is perfect for those buyers who value a peaceful and quiet village setting. An early inspection is highly advisable. All viewings are strictly via appointment only.

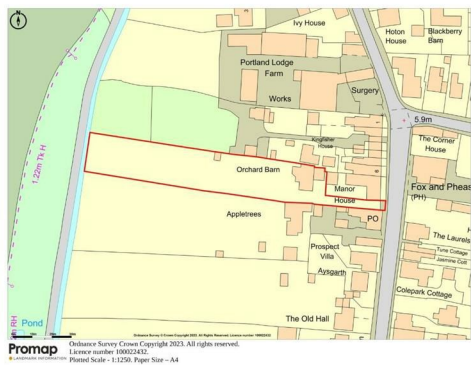
EER- 89 (B)

Tenure - Freehold

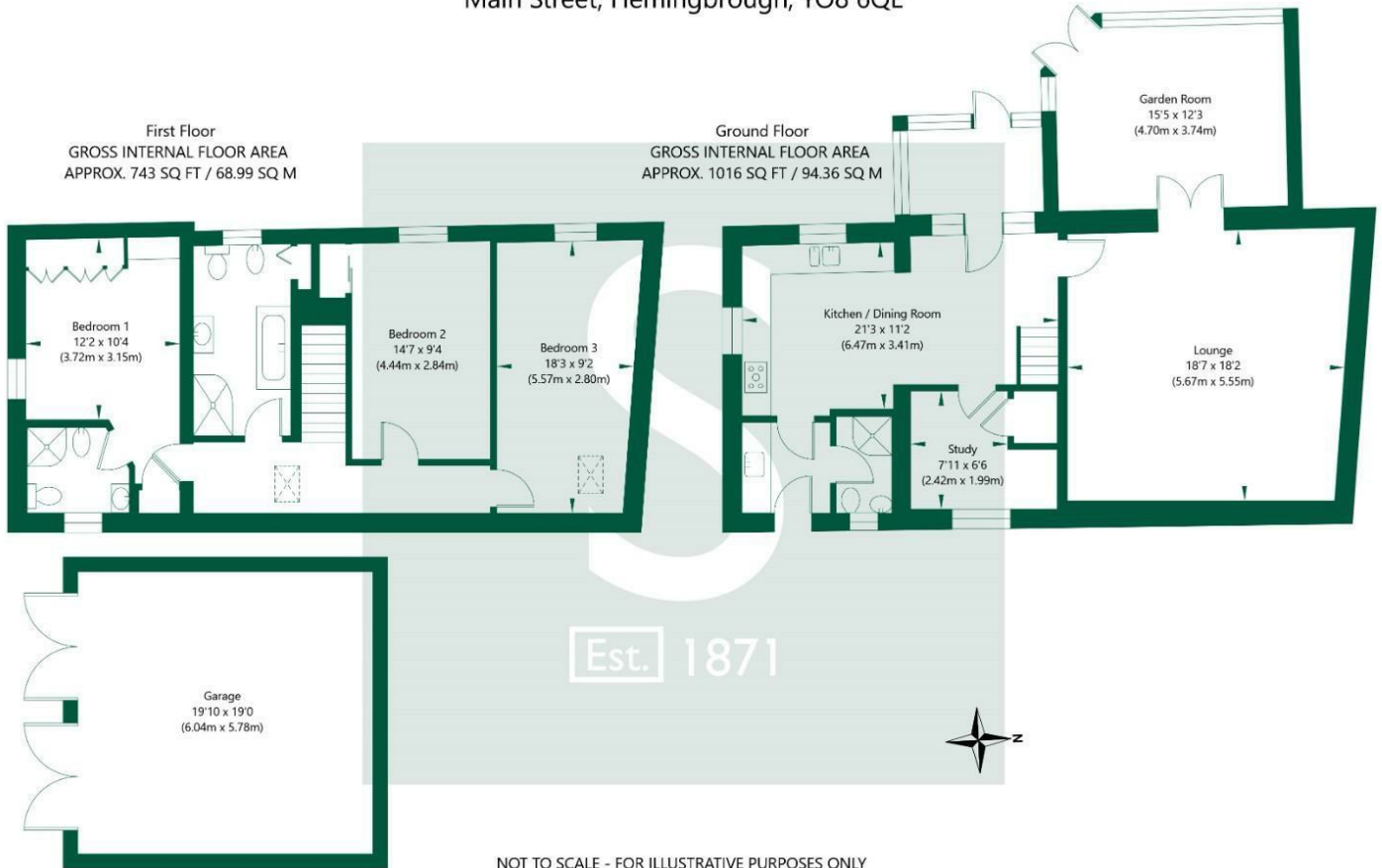
Council Tax - Selby Council Band - D

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.





Main Street, Hemingbrough, YO8 6QE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1759 SQ FT / 163.35 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Associates**

N Lawrence

