



## Fox Farm Barns South Street, Barmby-On-The-Marsh

£600,000

- Exceptional Grade II Listed Barn Conversion
- Open Plan Kitchen/Dining Room
- Utility Room & Ground Floor Cloaks/WC
- Luxury Bespoke Fitted Kitchen
- 3 Bedrooms (Master to Ground Floor)
- En-Suite Facilities to Each Bedroom
- Beautiful Garden
- Viewing Essential
- EER 59 (D)

An exceptional detached Grade II listed barn conversion, built of the highest quality materials and craftsmanship to showcase contemporary yet characterful accommodation extending to 2,668 sq. ft.

Widely regarded, in our opinion, as one of the finest homes in the area, we introduce this tremendous barn conversion, exuding the perfect balance of character and contemporary on an unprecedented scale. Two converted barns interlink via a single storey extension acting as the hallway between the living space and bedroom accommodation, and within it's own right, is a magnificent feature with glass to either side leading to courtyard and primary garden.



One of the most admirable things about this property is not only the architectural design to merge two former redundant barns together as one, but the perfect balance of modern day living whilst retaining so many original and beautiful features.

The present owners purchased the property in 2017 and have since carried out their own programme of renovation works which has seen the property further enhanced and meticulously maintained over that 7 year period. The major works were completed more recently by completely remodelling and installing a brand new luxury kitchen, whilst also carrying out the customary décor and floor covering changes.

The accommodation can be entered through a number of external doors, the present owners normally use either one of the twin hardwood feature French doors leading directly into the kitchen area. The kitchen is undoubtedly one of the main selling attributes, showcasing what is a luxury and bespoke fitted kitchen. The colour choices of the units and island, carefully chosen by the present owners, blend so elegantly against the exposed wooden beams and natural stone flooring.

The large island is a real centrepiece with seating that offers a great space for not only dining but social gatherings. Built into the island is an undermounted sink and separate drainer with a built in dishwasher under. Adjoining the rear and side walls are a comprehensive range of full height units in a soft dove grey, including a number of built in cooking and white good appliances. Attention to detail has been truly implemented with warm under cupboard and work top lighting and a wide landscape mirror. The reflective surface bounces light back across the kitchen, boosting brightness and adding a sense of depth.

Located off the kitchen is a fine utility room having blue wall and base units, secondary sink unit and drainer and with provision for laundry facilities in place. Furthermore, there is a ground floor cloakroom wc and walk in storage cupboard, along with a secondary door to the front garden.

Merging seamlessly from the kitchen area into the dining area, this space lends itself to be used for a range of purposes depending on the individual(s). The present owners currently occupy this as their dining space with a grand piano against the wall but has been used as an open plan reception room, perfect for those with families. Hardwood French doors and a single door both lead out into the enclosed courtyard.

A bespoke solid oak staircase with a glass balustrade to either side lead from the kitchen area to the first floor, which opens out to a wonderful space, divided into three sections: a lounge area, study and bedroom four. The full area is complemented by exposed structural supporting wooden beams and exposed brick wall. Furthermore, there is an array of hardwood double glazed windows and large remote controlled skylight providing an abundance of natural light into the room and down the staircase. There is a multi-fuel burning stove to the side elevation and traditional barn door leading to a Juliet style balcony.

To the opposing side of the lounge is a home office area, leading through internal French doors into bedroom four.

A vestibule hallway leads from the primary living accommodation across to a secondary barn which provides three double bedrooms and boiler cupboard. This hallway is the perfect example of why this property differentiates against some of it's competition. Not only is it a multifunctional area but also provides an enviable feature passing from one side of the property to another.

The principal suite is located to the ground floor of the secondary barn and complemented by an en suite and walk in dressing area. The en suite has been designed in an open plan style and is fitted with a four piece suite with twin counter top mounted wash hand basins with drawers, mixer tap and shaver point, WC with hidden cistern, extensive tiled surround, extractor fan, heated towel rail, natural stone flooring, exposed brickwork and brick pillars with exposed beams and recessed ceiling spotlights.

The stone flooring continues into the principal bedroom with two hardwood doors with full height panes of glass to either side, leading into the courtyard area.

To the first floor, there are a further two double bedrooms, both with their own individual en suites and beautiful exposed wooden beams.

Externally, the property will be found off South Street, relatively central within the village of Barmby on the Marsh, a beautiful and rural setting. A private driveway leads to the property and in turn into a three car parking space to the front within the property's private grounds.

A timber gate to the front leads into the grounds of the property, enjoying a beautiful garden, deceptive in size and meticulously maintained by the current owners. The garden is predominantly laid to lawn with a flagged pathway and patio area and being enclosed to all three sides by brick and fenced boundaries. The timber shed is included within the sale.

The courtyard is hidden between the two barns and accessed by the dining room, hallway and master bedroom. This area has been designed with low maintenance in mind, being fully enclosed and enjoying a small flagged patio area and raised flower beds.

The property benefits from underfloor heating throughout the ground floor and is connected to all mains services. The property is accessed via a shared access drive owned by a nearby property, a right of access is exercised by the three properties with a joint responsibility for upkeep. Further details available upon request.

Fox Farm Barns is an extraordinary example of a fine detached barn conversion, showcasing some luxurious living space whilst retaining some important and original features of it's former agricultural use. Extending to 2,668 sq. ft. of internal accommodation, the property provides extensive and versatile living space whilst occupying a deceptively sizable plot with crucial off street parking.

EER- 59 (D)

Tenure - Freehold

Council Tax - East Riding of Yorkshire - Band F

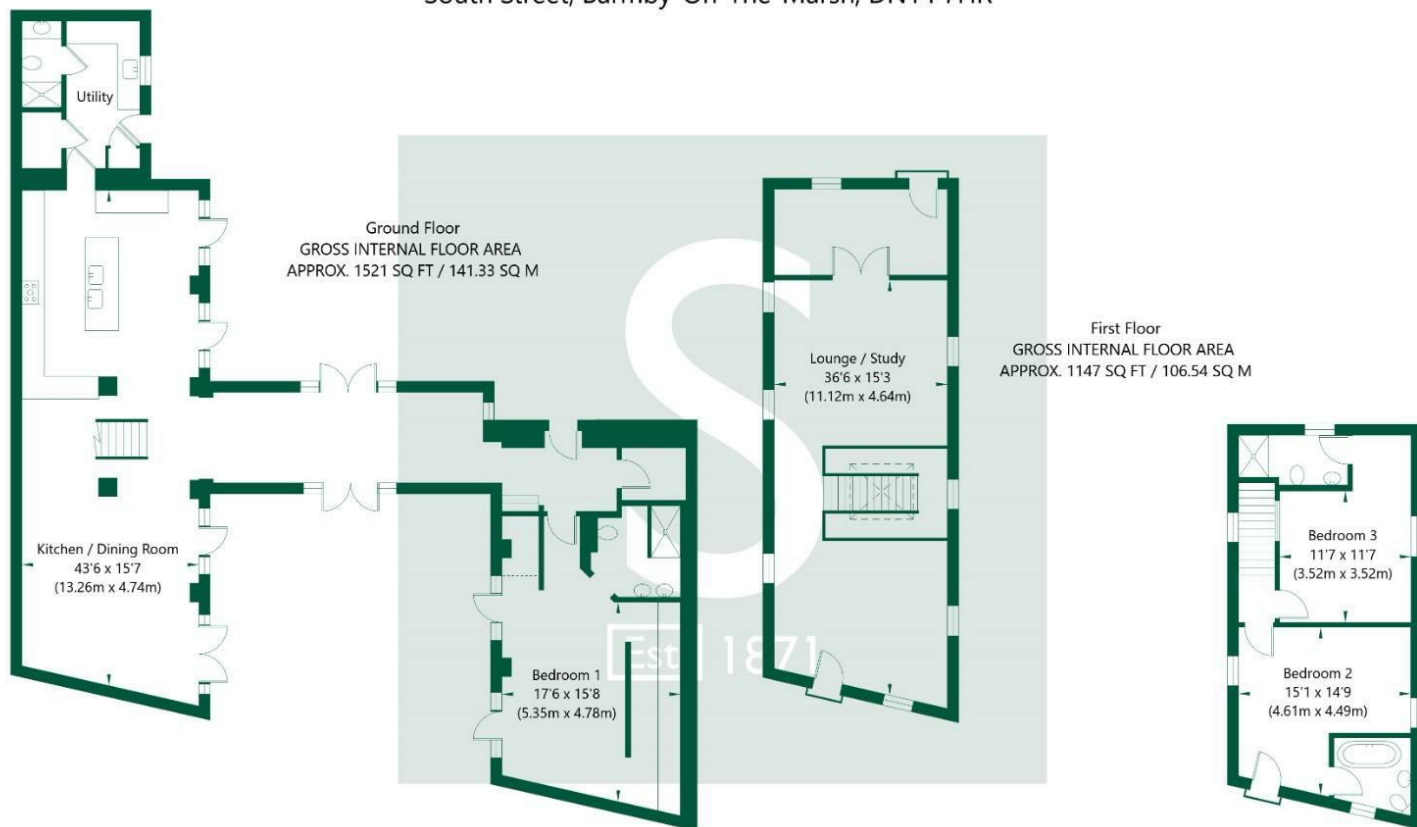
Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.







South Street, Barmby-On-The-Marsh, DN14 7HR



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2668 SQ FT / 247.87 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
 www.exposurepropertymarketing.com © 2024



**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

