



## Lordship Lodge , Selby

Offers In Excess Of £550,000

- Barn Conversions
- Tremedbous Open Plan Kitchen
- Spaicous Lounge
- 4 Double Bedrooms
- Contemporary Kitchens & Bathrooms
- Courtyard Style Garden
- Off Street Parking
- EER 64 (D)
- Beautiful Rural Location
- Utility Room

A magnificent barn conversion set within an idyllic and rural setting

## LORDSHIP LODGE

An exceptional detached barn conversion, showcasing fine architectural work and impeccable living accommodation amongst open countryside in Wistow Lordship.

Work commenced in 2019 for the conversion of Lordship Barn and was completed in the early part of 2021. 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.

The barn has been successfully completed sympathetically to its former use, whilst also incorporating a more contemporary and industrial interior design. Undoubtedly one of the finest rooms in the property is the extensive open plan kitchen area with two sets of bespoke bi-folding doors adjoining the side elevation. Not only made structurally sound by RSJ steel beams but also original exposed wooden beams which add character to the room.

The kitchen has been designed with open plan living in mind, focused around a central island with matching contemporary wall and base units with black work surfaces over. A real feature of this room is the exposed brick walls and supporting brick pillars along with the concrete flooring to finish. There is a number of integral appliances with an important utility located off the kitchen.

The ground floor is further enhanced by an extensive lounge having two casement windows and external door. This room can be used for family and dining purposes, enjoying ample space to accommodate appropriate furniture.

Behind the lounge is a fourth bedroom which can also be used as a snug, play room or home office depending on the individuals requirements. The ground floor accommodation is completed by a cloakroom wc and with a beautiful oak and glass balustrade turned staircase leading to the first floor arrangement.

A central landing gives access to three double bedrooms and house bathroom. The spacious principal bedroom, positioned towards the rear of the barn, is well designed, including a walk in wardrobe and beautiful en suite. There are two further double bedrooms, both benefiting from a double glazed window and central heating radiator.

The internal accommodation is completed by a contemporary house bathroom having a traditional three piece suite with separate walk in shower.

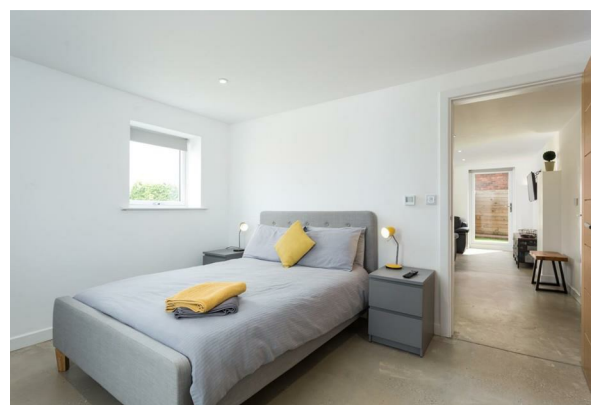
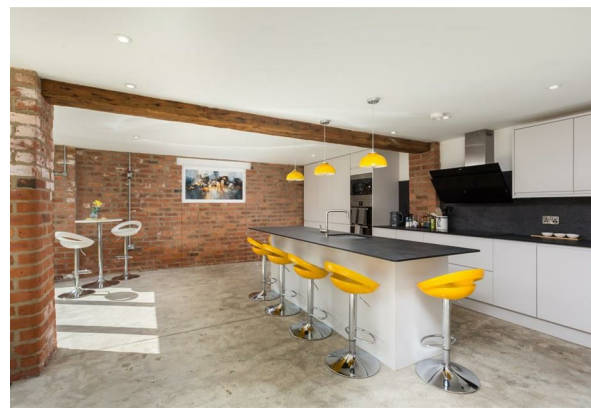
Externally the property enjoys a private rear garden in a courtyard style, having artificial grass and being enclosed to all three sides by fenced boundaries. There is off street parking to the front with the ability to park up to three motor vehicles. There is also off street parking to the rear of the barn, which is accessed along a shared driveway to the west boundary.

EER- 64 (D)

Tenure - Freehold

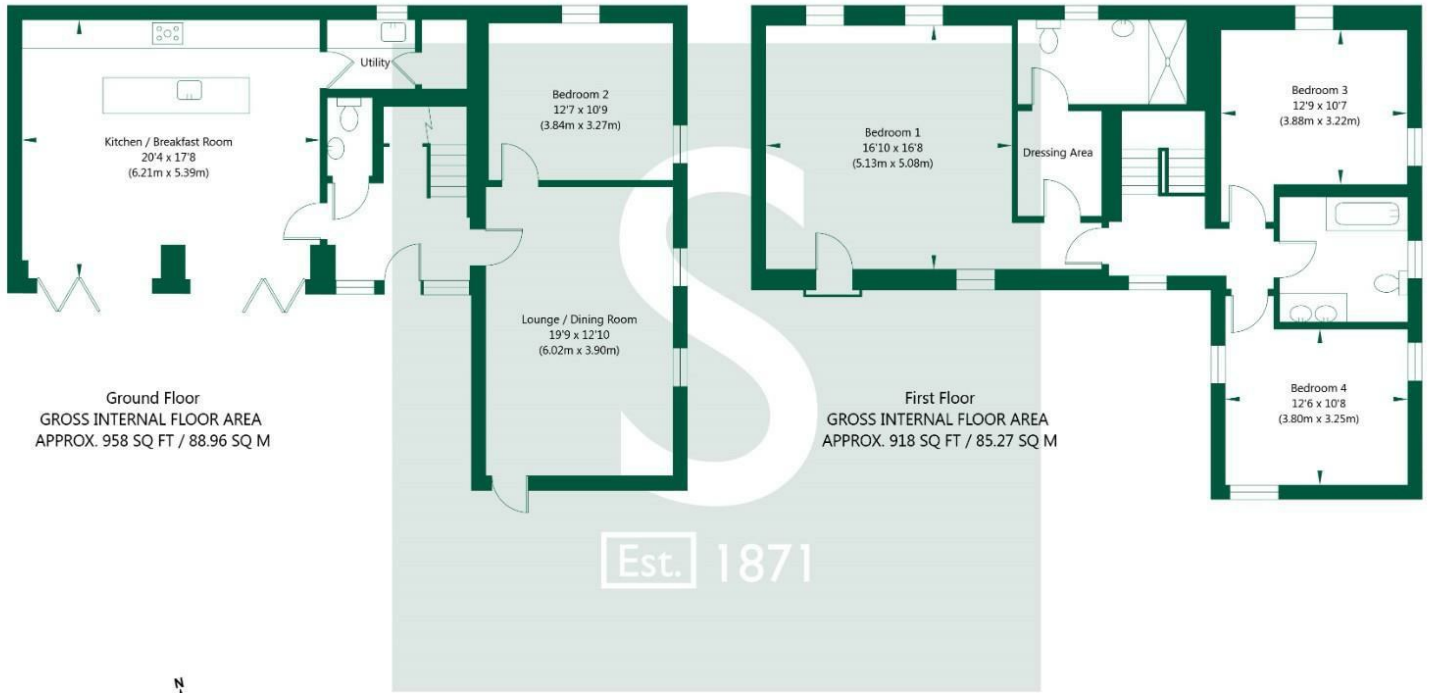
Council Tax - North Yorkshire Council - Band F

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

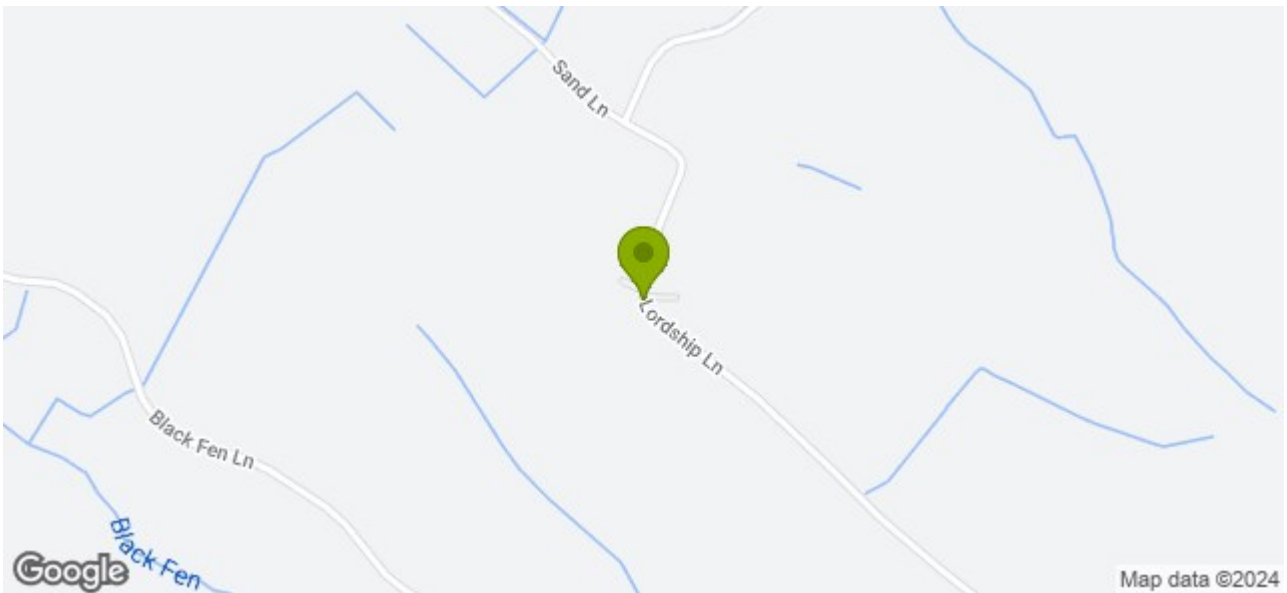




Wistow Lordship, YO8 3RS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1876 SQ FT / 174.23 SQ M  
 All Measurements and fixtures including doors and windows are approximate and  
 should be independently verified.  
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**Stephensons**

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 Selby 01757 706707  
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