



## The Barn Ferry Lane, Brighton

£850,000

- A Fine, Extensive Barn Conversion
- Large Boot Room & Utility
- 3 Double Bedrooms Over 2 Floors (En-Suite to Bedroom 3)
- EER 51 (E)
- Set in Just Under 3 Acres
- Open Plan Living Kitchen
- Newly Completed Bathroom to First Floor
- Comprehensively Modernised
- Ground Floor Shower Room
- Stables, Tack Room, Workshop & Garage

A fine example of a characterful and extensive barn conversion with planning consent for further scope for extension, set in grounds just shy of 3 acres.

The Barn presents a wonderful and exciting prospect to acquire a generously sized barn conversion delivering versatile internal living accommodation and wonderful private outdoor space stretching to just under 3 acres in total. In 2021, planning consent was approved for the conversion and extension of existing outbuildings and stables to create additional living space in addition to a detached garage. The planning information can be found on the East Riding Council web portal site under planning reference number 21/03487/PLF.

The present owners bought the property in 2020 and have completed a comprehensive range of further internal and external improvements works which has seen the house enhanced and modernised. The improvements were carried out using traditional methods and materials to seamlessly blend the old with the new. The works included a new kitchen and layout, ground floor shower room, flooring throughout, bi-fold doors and new windows, electric modifications and improvements along with a new house bathroom and planning consent as aforementioned.

The expansive accommodation on the ground floor is particularly adaptable and flows well, combining a large boot room and utility with an open plan living space centred around an impressive open plan living kitchen, creating a superb sense of space. There is a room for all occasions, each beautifully decorated but ensuring the period features take centre stage.

The property is entered through a rear door into the boot and utility area forming part of a single storey extension added over the years. This area is an important part of the house and comes equipped with built in storage cupboards and a ground floor shower room. There is a large window to the side elevation and two Velux windows to the ceiling.

The bulk of the accommodation to the ground floor is made up of an impressive open plan living kitchen with two sets of bespoke bi-fold doors and a large working island positioned centrally within the kitchen area. There are a number of base units along the right hand side including cooking facilities and sink. To the opposing side is a family living space having a wood burning stove and built in shelving to either side. One of the original arched double doors remains in situ and leads out to the patio, garden and land beyond.

The main double bedroom completes the ground floor accommodation and enjoys beautiful views across the land through a large double glazed window to purposely maximise incoming light and views. The bedroom is completed with modern flooring and a central heating radiator.

To the first floor, the property is further enhanced by two well proportioned double bedrooms, newly finished house bathroom and study area on the landing. The present owners took into consideration the position and size of the windows to make the most of the views, along with Velux windows. Bedroom two has a built in wardrobe and bedroom three is complemented by an en suite shower.

There is a large space on the landing which is currently occupied as an open study area. The internal accommodation is completed by a new modern house bathroom only fitted in 2024.

Externally, the property will be found along Ferry Lane quite central to the core of the village, which is well known for it's rural and picturesque landscapes. Set back from Ferry Lane and screened by a number of tall established trees along the front boundary, the property is accessed in turn from the road along a generous driveway into an open gravelled area suitable for numerous motor vehicles.

Immediately in front and adjacent to the side of the property are 3 stables and tack room with a further stable, workshop and garage. The stables and outbuildings as previously described currently has planning consent to convert and incorporate into the exiting house as additional living accommodation. All plans are available to view on the East Riding Council website or copies can be obtained from our Selby office.

The entirety of the grounds extend to just shy of 3 acres with the majority of the land laid to pasture and more private garden space. The land is predominantly situated behind the property and lends itself perfectly for those with potential equestrian interests. There is a timber framed outbuilding to the north of the property which is perfect for outdoor dining and entertaining.

The Barn is one of the signature properties within the village, and it is not very often that properties of this size and nature with associated land come to the market. As the acting agents, we strongly advise an early inspection at the earliest opportunity.

EER- 51 (E)

Tenure - Freehold

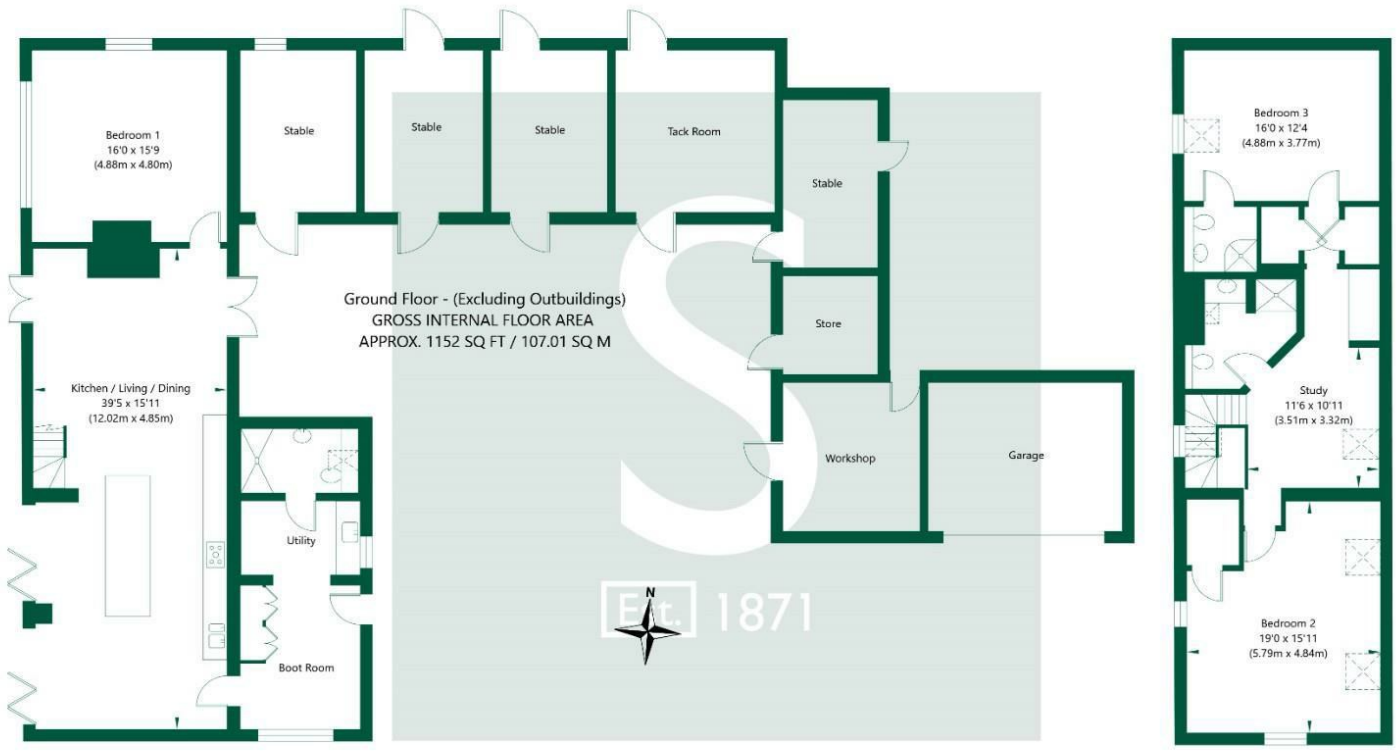
Council Tax - East Riding of Yorkshire Band E

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





Ferry Lane, Brighton, YO8 6DH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2044 SQ FT / 189.91 SQ M - (Excluding Outbuildings)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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