



2 Norseman Close, Riccall

£350,000

- Beautifully Converted Barn
- Set Within 0.10 Acre Plot
- Modern Kitchen
- Generously Proportioned Sitting Room
- 2 Double Bedrooms
- Impressive Bathroom
- Utility Room
- Sought After Village
- Ideal for Access to York & Selby
- EER 56 (D)

A fine example of a beautifully converted barn showcasing pristine interiors, set within a 0.10 acre plot opposite rural countryside.

2 Norseman Close was acquired by the current owner in 2007. Since then, a meticulous programme of enhancements has been undertaken, with significant renovations commencing in 2010. The standout transformation involved the conversion of the integral garage into a kitchen-diner, along with a brand-new elegant house bathroom completed in 2021.

Meticulously maintained throughout the current owner's tenure, this home shows pride of ownership. The property boasts contemporary décor, high-quality floor coverings and beautiful gardens, reflecting a commitment to care and attention to detail.

The property welcomes you through a front entrance porch before merging into the hallway, giving access to the kitchen on the right. The kitchen forms part of the conversion works completed in 2010 and showcases a modern kitchen, having a range of shaker style, white gloss wall and base units to three sides with dark grey work surfaces over. There is a ceramic hob with extractor hood above, sink unit and drainer with mixer taps over and a built in grill. Natural light streams through double-glazed windows at both the front and rear elevations, offering delightful views. The front aspect particularly showcases scenic views over the surrounding countryside and beyond.

At the heart of the home lies a generously proportioned sitting room, thoughtfully designed to accommodate a variety of appropriate furniture. Two double-glazed windows to the front elevation allow natural light to flood the space, enhancing its inviting atmosphere. A standout feature is the impressive fireplace, complete with a wood-burning stove beneath.

The property is further enhanced by two double bedrooms, both benefitting from a double glazed window and central heating radiator. Bedroom one is located to the front of the property and is complemented by an independent toilet and hand wash basin, whilst bedroom two is located to the rear and has views over the private rear courtyard.

The internal accommodation is completed by a most impressive house bathroom, showcasing an elegant and timeless design. There is a large walk in glass shower, with a vanity hand wash basin and low flush wc. Contrasting surrounding tiling really sets the tone, along with LED recessed spot lights and a heated towel rail to finish.

There is a separate utility room positioned adjacent to the bathroom, having plumbing in place laundry facilities.

Externally, the property is set back from Kelfield Road, occupying a prominent and elevated position on the edge of the village of Riccall. Accessed directly off Kelfield Road, a pair of wrought iron gates lead into the private grounds.

The front garden is predominantly laid to lawn and enclosed on all three sides by mature, tree-lined boundaries. A hardstanding area provides off-street parking, complemented by a turning head for ease of access. A pathway along the right-hand side leads to a south-facing rear courtyard, ideal for outdoor dining, relaxation, and entertaining.

This property is a perfect example of a modern barn conversion, perfect for those looking for accommodation all on one level and those buyers who value a peaceful and quiet village setting. An early inspection is highly advisable. All viewings are strictly via appointment only.

Riccall is a small village of less than 2,500 residents complete with a popular, well rated primary school and outstanding scenery in the surrounding countryside. Edged by the River Ouse to the West and Skipwith Common to the East, it is a great part of Yorkshire with quick and easy access to both York, Selby and throughout the county. Regular bus commuters to York will appreciate the bus services running every 15 minutes, along with a popular Italian restaurant, two pubs, post office and doctor surgery.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1600* Mbps download speed

EPC Rating: 56 (D)

Council Tax: North Yorkshire Council Band B

Current Planning Permission: No current valid planning permissions

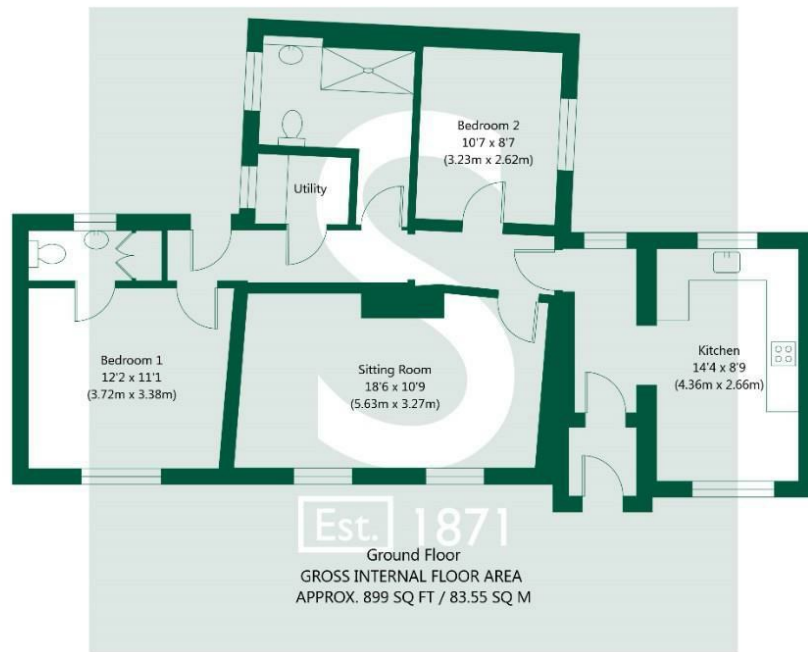
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.

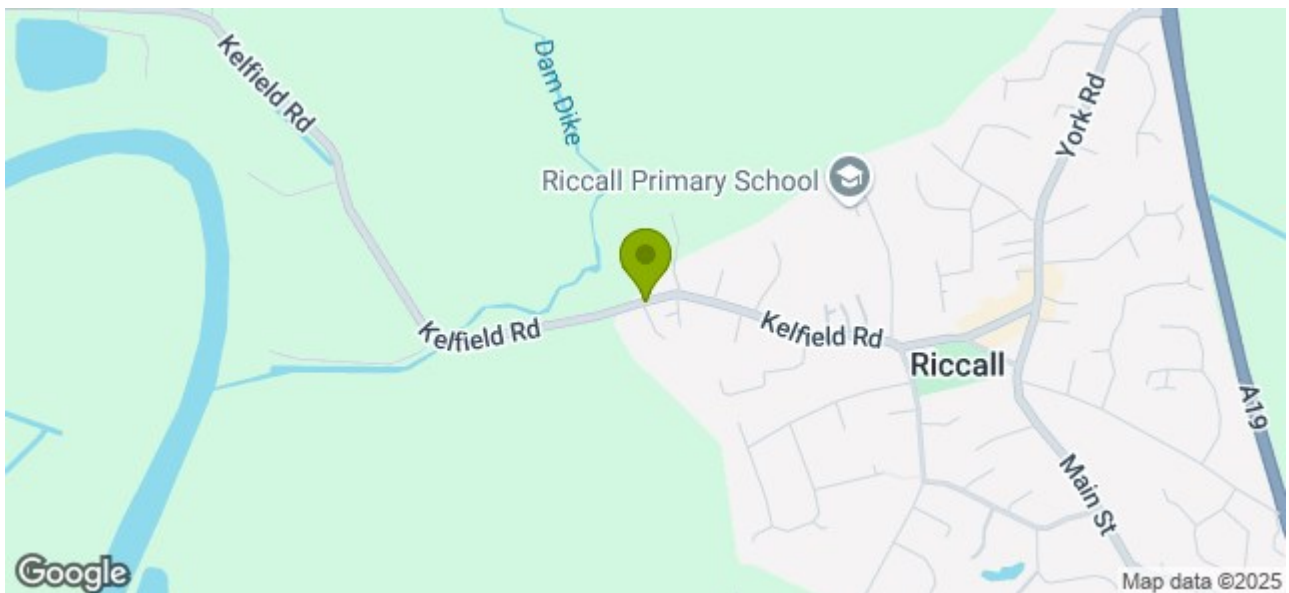




Norseman Close, Riccall, YO19 6RZ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 899 SQ FT / 83.55 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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