



## Orchard Farm, 23 Park Lane, Barlow

Offers Over £350,000

- Desirable Village Location
- Approx 0.30 Acre
- Dating Back to Circa 1850
- Three Bedrooms
- Utility Room
- EER 55 (D)
- Double Garage
- Ample Off Street Parking

A charming extended property, delivering over 1,700 sq.ft of accommodation and set within grounds of 0.30 acre.



Nestled within expansive grounds, this charming 3-bedroom semi-detached property offers a harmonious blend of character and modern living. Originally dating back to circa 1850, the home has been thoughtfully extended and meticulously maintained by the current owners since 1997. The result is a versatile and inviting family home that masterfully balances period features with contemporary comforts.

The ground floor is designed with family living in mind, featuring a magnificent open-plan living kitchen that serves as the heart of the home. This expansive space is ideal for both everyday living and entertaining, seamlessly integrating cooking, dining, and relaxation areas. In addition, the property boasts two reception rooms, offering flexible spaces that can be tailored to suit various needs, whether as formal living areas or casual lounges. A generous utility room provides practical space that can serve multiple purposes, from laundry to additional storage or even a home office, depending on individual requirements.

Upon entering the property, a welcoming porch leads seamlessly into the expansive open plan living and kitchen area. This thoughtfully designed space reflects the current owner's dedication, having invested significant time, effort, and resources to create a truly special environment. The kitchen area boasts a stylish range of white gloss wall and base units. The kitchen is fully equipped with a suite of built-in appliances, ensuring both functionality and contemporary appeal.

The ground floor offers a harmonious blend of traditional charm and modern functionality. Two elegantly appointed reception rooms provide versatile spaces for both relaxation and entertainment. The utility room, previously occupied as a home office and boot room by the current owners, showcases adaptability to suit various lifestyle needs.

The rear reception room, an extension to the original structure, boasts generous proportions and is accentuated by two exposed oak beams that add character and warmth. A single door leads to the garden, enhancing the indoor-outdoor connection.

At the front, the reception room exudes a cozy yet spacious ambiance, centred around a brick-built fireplace with a stone lintel, creating a welcoming focal point.

Ascending to the first floor arrangement, the property offers three well-proportioned bedrooms, each providing ample space and natural light, offering a comfortable retreat for all family members. A well-appointed family bathroom serves the needs of the household, completing the first-floor accommodation. Each bedroom is complimented by a double glazed casement window and central heating radiator.

The family bathroom is well appointed with a traditional white three-piece suite, featuring a separate built-in shower for added convenience. A range of built-in storage cupboards offers practical solutions for additional storage. The contemporary wall tiling provides a stylish contrast to the oak-effect laminate flooring, creating a warm and inviting atmosphere.

Positioned prominently along Park Lane, this property boasts a private driveway that meanders alongside the home, leading to the rear where a detached double garage awaits. The garage features two separate front doors and is equipped with both power and lighting, offering ample space for vehicles and additional storage.

Occupying an expansive plot of approximately 0.30 acres, the grounds are predominantly laid to lawn and bordered by mature, tree-lined hedges, ensuring both privacy and a tranquil setting. The current owner has meticulously maintained the garden over a 30-year tenure, taking great pride in its appearance.

The rear garden is a haven of established trees that provide a high degree of seclusion, complemented by vibrant plants and herbaceous borders. A tall conifer hedge divides the space into two distinct areas, with an open gap leading through to the more secluded section. This tranquil retreat offers a perfect spot for outdoor relaxation, all while enjoying views of the surrounding open countryside.

This property presents a rare opportunity to acquire a home that offers both historical charm and modern living. Its spacious accommodation, extensive grounds, and thoughtful extensions make it an ideal choice for families seeking a versatile and character-filled residence.

Tenure: Freehold

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

Broadband Coverage: Up to 76\* Mbps download speed

EPC Rating: 55 (D)

Council Tax: North Yorkshire Council Band D

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephenson's Estate Agents - 01757 706707

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

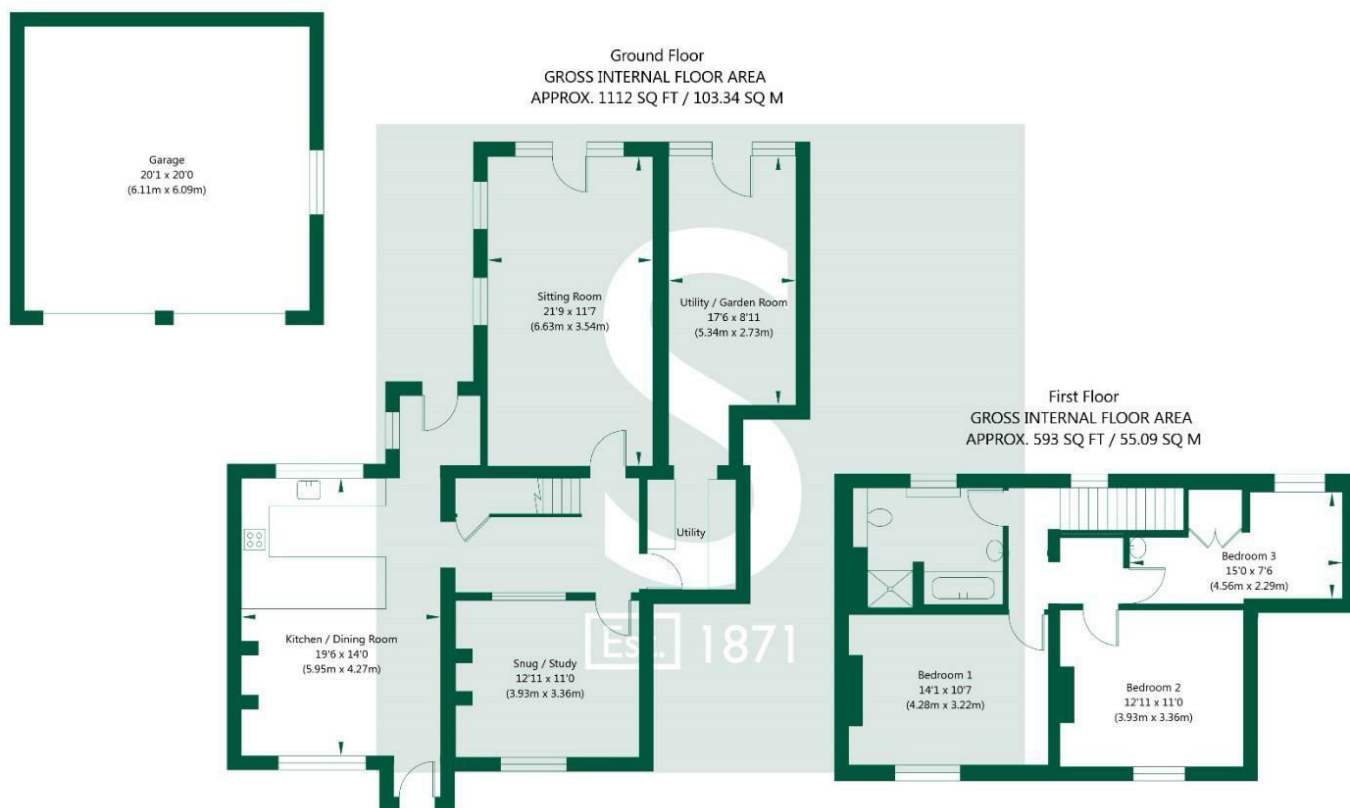








## Park Lane, Barlow, Selby, YO8 8JW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1705 SQ FT / 158.43 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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