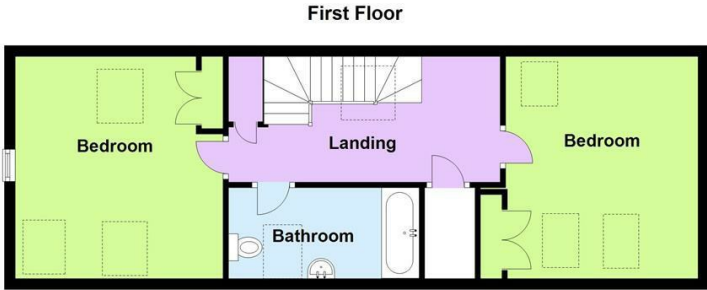
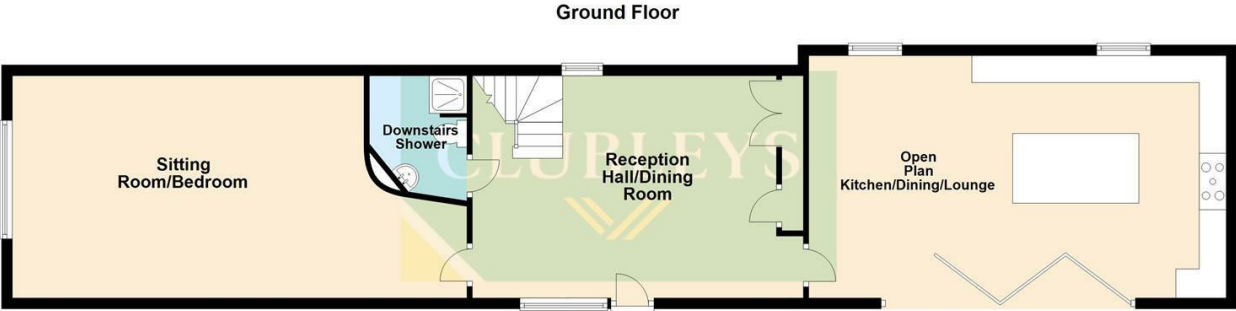




2, Church Barns,  
Fridaythorpe, YO25 9FD  
£385,000



**AGENTS NOTES**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

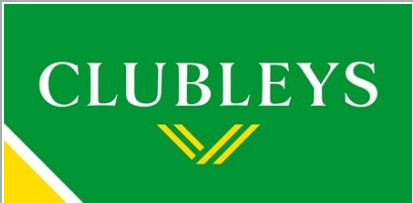
**MATERIAL INFORMATION**

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmfieled Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmfieledsolutions.co.uk](mailto:Faye@holmfieledsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmfieled Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



52 Market Place, Pocklington, York, YO42 2AH  
01759 304040  
[pocklington@clubleys.com](mailto:pocklington@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

A unique opportunity to acquire this two storey barn conversion completed in 2019 by Liebre developments Ltd. The property comprises internally of a welcoming reception hall/ dining room with stairs leading to the first floor accommodation. The lounge is a lovely cosy room in which to curl up on the sofa on an evening and enjoy watching the television whilst unwinding from the day. There is a feature brick curved wall with log burner.

Off the reception hall/dining room is a modern contemporary shower room.

The fabulous open plan fitted kitchen/dining room/lounge is the hub of the home and a place to socialize and entertain with family and friends. Fitted with a range of high quality floor and wall cupboards with a host of integrated appliances, full length bi folding doors giving direct access to the south facing garden, being ideal for al fresco dining. On the first floor are two double bedrooms both with bespoke fitted wardrobes and house bathroom.

There is off street parking and enclosed private south facing garden with patio and lawn.

Almost opposite to 2 Church Barns there is a section of land which is included in the sale which would be ideal for a garage subject to planning consents being obtained.

Properties of this type rarely come onto the market and we expect the demand to be high.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band E



**RECEPTION HALL /DINING ROOM**

6.14m x 4.12m (20'1" x 13'6")

Entered via a timber front entrance door, recessed lighting, tiled floor with under floor heating with separate controls, full length bespoke fitted cupboard with hanging rail, double glazed timber framed windows to the front with fitted blinds, oak staircase leading to the first floor accommodation, under stairs cupboard and timber double glazed window to the side.

**SITTING ROOM**

4.13m x 6.32m(max) (13'6" x 20'8"(max))

This room is a versatile room which could be a occasional bedroom featuring a log burner, timber double glazed windows to the front elevation, recessed lighting, feature curved brick wall and under floor heating with separate control panel.

**GROUND FLOOR SHOWER ROOM**

Fitted modern contemporary suite comprising walk in shower with rainfall shower head, hand wash basin set in vanity unit with fitted electric light up mirror over, low level WC, fully tiled and under floor heating.

**OPEN PLAN FITTED KITCHEN/DINING/LOUNGE**

4.35m x 7.75m (14'3" x 25'5")

A high quality kitchen, fitted with an arrangement of wall and base units with granite working surfaces, integrated fridge freezer, dishwasher, wine cooler, washer dryer, Neff microwave, Rangemaster double oven with warming drawer, extractor fan with light, central working island. walk in pantry with shelving, under floor heating, five Bi-folding doors giving access to the south facing garden, 2 windows with views over to the church and the wolds.

**LANDING**

4.66m x 2.33m (15'3" x 7'7")

Recessed lighting, cupboard with radiator and hanging rail and shelves, further cupboard housing LPG gas central heating boiler.

**BEDROOM ONE**

4.04m x 4.13m (13'3" x 13'6")

Fitted wardrobes, two velux windows to the front and rear with fitted blinds, radiator and views of the church.

**BEDROOM TWO**

3.85m x 4.13m (12'7" x 13'6")

2 Velux windows to the front , one Velux window to the

rear - all with fitted blinds, radiator, fitted wardrobe and small window to the front.

**HOUSE BATHROOM**

1.64m x 3.25m (5'4" x 10'7")

Modern suite comprising bath , hand basin set in vanity unit with cupboards, chrome radiator, fitted mirror, tiled walls, W/C tiled floor, Velux window to the front.

**OUTSIDE**

A lovely attractive south facing garden with block paved Indian stone patio area, lawned garden and timber garden shed and covered log storage. LPG gas tank - sunk into ground. Double timber gates leading to the block paved driveway providing off street parking. Almost opposite 2 Church Barns there is a section of land which is included in the sale this would be ideal for a garage subject to planning consents being obtained.

**LOCATION**

Fridaythorpe sits within the heart of The Wolds and is an ideal location in which to combine rural living with commuting via good road and rail links. The closest primary schools are located at Wetwang, Sledmere and Leavening with secondary education in Driffild and Pocklington. Situated along the Wolds Way which provides the most scenic walks. 2 Church Barns is tucked away down a quiet country lane next to St Mary's Church with an unusual clock on its exterior wall.

The village benefits from a garage with convenience store and public house/restaurant.

**ADDITIONAL INFORMATION****APPLIANCES**

None of the appliances have been tested by the Agent.

**COUNCIL TAX**

East Riding of Yorkshire Council - Council Tax Band E.

