



The Hayloft | Newton-upon-Rawcliffe, YO18 8QA

BoultonCooper

BC
Est. 1861



The Hayloft Newton-upon- Rawcliffe

The hayloft is a highly individually converted barn that has been lovingly and sympathetically modernised to an extremely high specification offering versatile accommodation throughout extending to approximately 3000 sq ft of living space including annexe/holiday cottage. The property maintains many other features throughout such as vaulted beam ceilings, stone floors, floor to ceiling picture windows in the sitting room and exposed stone walls whilst enjoying a modern bespoke kitchen and luxury bathrooms. The main residence is set over two floors and the additional holiday cottage/annexe is on one level with an attractive courtyard. The garden and land extends to approximately 1.7 acres with Stables and offering superb views over fields and hills beyond.

Newton-upon-Rawcliffe is a pretty village located on the edge of the North York Moors and has a popular village pub which is The White Swan. The market town of Pickering lies approximately four miles distance where a good range of local facilities and recreational amenities can be enjoyed. **INTERNAL VIEWING IS HIGHLY RECOMMENDED** to appreciate this individual property.

Guide Price £795,000

Accommodation Comprises

Entrance Door leads to:

Large Porch

3.78m x 2.41m (12'5" x 7'11")

With exposed stone walls, exposed timbers, double glazed window overlooking garden with window seat, tiled flooring.

'L' Shaped Family Kitchen Dining Area

8.43m x 3.66m plus 5.38m x 4.06m (27'8" x 12' plus 17'8" x 13'4")

Flag stone flooring, family dining area with exposed timbers, two central heating radiators, five velux windows with solar powered blinds, two double glazed windows overlooking the rear garden - resulting in a bright and airy ambience.

Breakfast Kitchen housing an extensive range of high quality units incorporating drawer compartments, 1 1/2 bowl drainer sink unit with mixer taps over is set within the breakfast bar, range master oven, induction hob with extractor hood over with decorative splash back, built in microwave, laminate work surfacing, built in fridge, built in dishwasher, double glazed windows and exposed timbers. TV aerial cable, door leads to Annexe

BOOT ROOM

3.66m x 3.02m (12' x 9'11")

With quarry tiled flooring, two double glazed windows, large cupboards, downlighting, door to:

Shower Room/Utility Area

3.61m x 2.69m (11'10" x 8'10")

Large shower cubicle with shower attachment and shower rose, partial wall tiling, wash hand basin, low flush w.c., plumbing for two automatic washing machines, central heating radiator, double glazed window. Electric underfloor heating.

Sitting Room

6.53m x 6.35m (21'5" x 20'10")

With feature fireplace having wooden surround, multi fuel stove, two double glazed picture arched windows, two central heating radiators, understairs storage cupboard, exposed timbers, bookshelf unit, downlighting, three double glazed windows. Three satellite cables.

First Floor

Landing with double glazed window and access to roof space.

Master Bedroom

6.15m x 5.97m max 3.96m min (20'2" x 19'7" max 13' min)

Housing a range of wardrobes, two central heating radiators, t.v. point. over stairs cupboard, exposed timbers, three double glazed windows, door leading to balcony having views over the rear garden and beyond. (The balcony is at the top of external steps to the garden.)

Jack & Jill En-suite Bathroom with door to Bedroom

Luxury en-suite bathroom comprising panelled bath, shower cubicle with shower unit, pedestal wash hand basin, low flush w.c., tiled splash backs, central heating radiator, two double glazed windows, chrome heated towel rail, built-in airing cupboard housing hot water cylinder, two doors, one to each bedroom. Access to roof space.

Bedroom Two

3.81m 3.61m (12'6" 11'10")

Central heating radiator, double glazed window, exposed timbers. door to outside leading to external stairs down to the front Courtyard. Television cable.

ANNEXE

THE GRANARY.

N.B. The furnishings can be available in the sale subject to negotiation.



Sitting Room/Dining Area

5.72m x 3.66m (18'9" x 12'0")

SITTING ROOM: With french doors leading out to a separate patio within the main garden. Multi fuel stove and stone hearth, central heating radiator, exposed trusses, double glazed window. Television aerial cable.

DINING AREA: With tiled floor, fitted cupboard, central heating radiator, double glazed window. Door to inner hallway

Breakfast Kitchen

3.76m x 2.87m (12'4" x 9'5")

With stone flooring, single drainer sink unit set within rolled edge work surfaces with mixer tap over, further wall and base units incorporating drawer compartments with tiled splash backs, built-in oven with extractor canopy over, exposed timbers, double glazed window, plumbing for automatic washing machine, slimline dishwasher, breakfast bar, central heating radiator, external door to the front of the property.

Inner Hallway/Rear Hallway

With central heating radiator, door to outside, roof trusses, part tiled flooring.

Bedroom

3.66m x 3.20m (12' x 10'6")

With exposed timbers and trusses, central heating radiator, two velux windows with solar-powered blinds.

Luxury Ensuite

Comprising double shower cubicle with shower unit and door, pedestal wash hand basin, low flush w.c., tiled splash backs, tiled flooring, wall boarding, double glazed skylight window, chrome heated towel rail. Electric underfloor heating.

Bedroom Two

3.81m x 2.41m (12'6" x 7'11")

With exposed trusses, two double glazed skylight windows with solar powered blinds, central heating radiator.

Bathroom

Comprising panelled bath with shower unit over, pedestal wash hand basin, low flush w.c., tiled flooring, partial wall tiling, chrome heated towel rail.

OUTSIDE

A driveway leads to large parking area to the rear.

The west facing rear garden comprises large patio area and seating points which enjoy the surrounding views, peace and tranquility of this beautiful area, beyond the garden which comprises flower and shrub borders is a grass paddock with the whole plot extending to approximately 1.7 acres. There are also three garden sheds, the largest of these having power supply and three external water taps.

STABLE BLOCK WITH SEPARATE STORE with light and power.

SERVICES

Oil fired central heating.

Mains electricity, water and drainage.

The solar panels are included in the sale and the FIT will be transferred to the new owners, payments are index linked and will continue until 2036.

All velux windows have solar-powered blinds.





VIEWING

By appointment with the Agents, Pickering Office.

Tel: 01751 472724

COUNCIL TAX BAND

Band F for the main property and Band A for the annexe.

ENERGY PERFORMANCE RATING

The Hayloft is Band D

The Annexe is Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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