



## The Old Granary Pasture Lane | Hovingham

An imaginatively designed and spacious stone barn conversion with south-facing garden, and situated in the sought after village of Hovingham. The Old Granary is immaculately presented with attractive living spaces and bespoke open plan Kitchen/dining area, with arched glazed doorway out onto the patio area, ideal for al-fresco dining. To the first floor there are two good sized bedrooms, both with en-suite facilities. The property is complemented by off-street parking and adjoining garage.

Viewing is essential to appreciate fully the internal and external space on offer.

- Immaculately presented barn conversion
- Two bedrooms, both en-suite
- Adjoining garage
- Viewing ESSENTIAL
- Sitting room, kitchen/dining room, utility room and wc
- Idyllic village location
- South-facing lawned garden and patio area, ideal for summer, alfresco dining

**Guide Price £475,000**



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## ACCOMMODATION ON THE GROUND FLOOR

**ENTRANCE DOOR**  
Leading to hallway.

**SITTING ROOM**  
14'8" x 14'5" (4.47m x 4.39m)  
Side aspect arched doors to outside,  
stone floor.

**KITCHEN/DINING ROOM**  
22'3" x 16'7" (6.78m x 5.05m)  
Side aspect arched doors to outside,  
fitted base and wall mounted units,  
integral triple ovens, electric hob with  
extractor fan over, separate circular  
breakfast island with inset sink, integral  
dishwasher and wine cooler. Twin  
electrically operated rooflights.

**UTILITY ROOM**  
8'7" x 5'2" (2.62m x 1.57m)  
Rooflight; wc and wash hand basin;  
plumbing for washing machine.

## TO THE FIRST FLOOR

**BEDROOM 1**  
14'10" x 11'4" (4.52m x 3.45m)  
2 no. Velux rooflights, vaulted ceiling,  
walk-in wardrobe.

**EN-SUITE SHOWER ROOM**  
Comprising walk-in shower with glazed  
enclosure, low flush wc and wash hand  
basin; Velux rooflight.

**BEDROOM 2**  
11'3" x 11' (3.43m x 3.35m)  
Front aspect window, vaulted ceiling,  
walk-in cupboard.

**EN-SUITE BATHROOM**  
A three piece suite comprising panelled  
bath with shower over, low flush wc  
and wash hand basin.



## OUTSIDE

A private brick-set driveway leads to the front of the property and adjoining garage, with lawned garden. To the rear, there are delightfully enclosed south-facing lawned and patio gardens, ideal for summer, alfresco dining.

## ADJOINING GARAGE

17'9" 8'9" (5.41m 2.67m)

With up and over door to the front.

## SERVICES

Mains water, electricity and drainage. Ground source heat pump heating system. All the services have not been tested, but we assume they are in working order and consistent with the age of the properties.

## TENURE

We understand to be freehold with vacant possession on completion.

## VIEWING

Strictly by appointment with the Agents.  
Tel: 01653 692151.

## COUNCIL TAX

We are verbally informed the property lies in Band E . Prospective purchasers are advised to check this information for themselves with North Yorkshire Council. Tel 0300 131 2131.

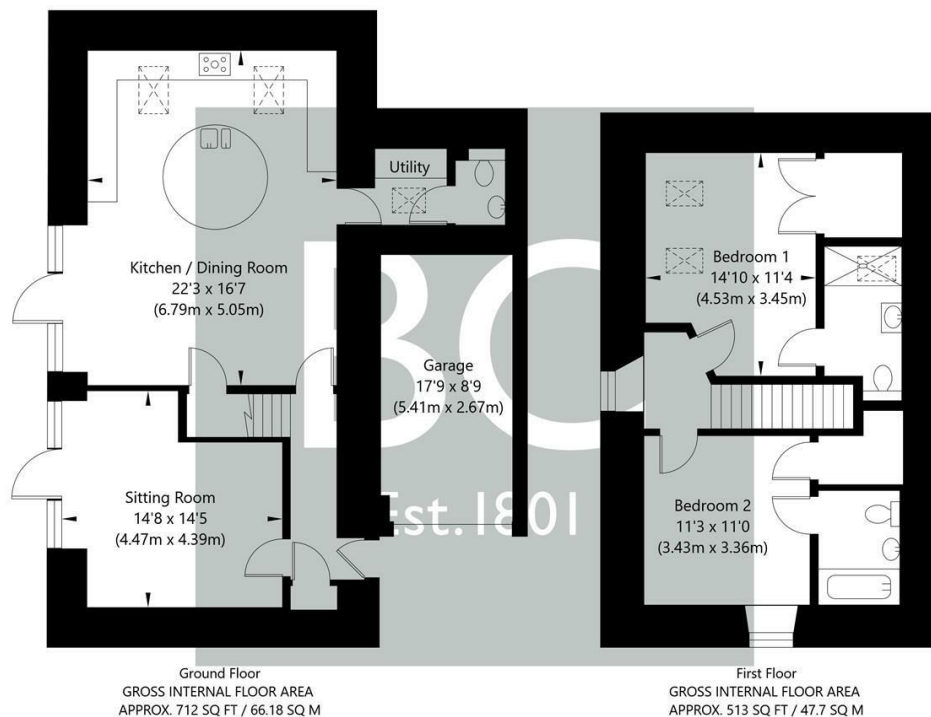
## ENERGY PERFORMANCE RATING

Assessed in Band C. The full EPC can be viewed at our Malton office.



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Pasture Lane, Hovingham, York, YO62 4JT



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1225 SQ FT / 113.88 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## COUNCIL TAX BAND

E

## ENERGY PERFORMANCE RATING

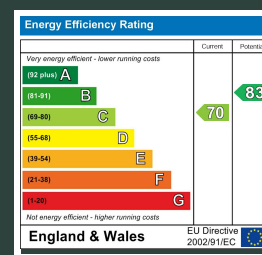
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St Michaels House Market Place, Malton, YO17 7LR

t: 01653 692151

e: malton@boultoncooper.co.uk

[boultoncooper.co.uk](http://boultoncooper.co.uk)



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**BC**  
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