



Cherry Tree Barn, Lowfield Lane | Nawton, Nr Helmsley, York



Cherry Tree Barn

Lowfield Lane

Nawton, Nr Helmsley, York

Cherry Tree Barn is a well situated Caravan Park, benefitting from a barn conversion which has been transformed into a 2-storey house extending to approximately 154 sq.m with additional single storey extension to the rear. With a far-reaching southerly aspect, this site is unusual in that it benefits from delightful views of Ryedale.

In all extending to approximately 5.07 acres (2.05 hectares).

Guide Price £750,000

ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL

5.61m x 2.74m (18'5" x 9')

Timber frame double glazed entrance door, under stairs cupboard, walk-in cupboard, double radiator.

SITTING ROOM (SE)

5.61m x 3.73m (18'5" x 12'3")

Front aspect timber frame double glazed arched window, electric fireplace suite, double radiator,

KITCHEN/DINING ROOM (NW)

5.59m x 3.86m (18'4" x 12'8")

Front aspect timber frame arched window, range of fitted base and wall mounted units; stainless steel sink and drainer with chrome mixer tap over; integral appliances include 4 ring gas hob with extractor hood over, oven and grill and fridge; double radiator.

REAR LOBBY (N)

2.97m x 1.04m (9'9" x 3'5")

OFFICE/BEDROOM 3 (NW)

3.35m x 2.95m (11' x 9'8")

Rear aspect timber frame double glazed window,

SHOWER ROOM (N)

Rear aspect opaque timber frame double glazed window, wetroom comprising corner shower with chrome fittings, low flush wc and wash hand basin, fully tiled.

UTILITY ROOM (NE)

2.97m x 2.92m (9'9" x 9'7")

Rear aspect timber frame double glazed window, plumbing for washing machine.

TO THE FIRST FLOOR

LANDING

3.23m x 2.79m (10'7" x 9'2")

BEDROOM 1 (E)

5.59m x 3.76m (18'4" x 12'4")

Timber frame double glazed windows to the front and side, fitted wardrobes, double radiator, loft hatch.

BEDROOM 2 (W)

4.37m x 3.91m (14'4" x 12'10")

Timber frame double glazed windows to the front and side, 2 no. built-in cupboards, double radiator.

FAMILY BATHROOM

2.69m x 2.18m (8'10" x 7'2")

Velux rooflight to the rear, three piece suite comprising panelled bath with shower over, low flush wc, wash hand basin into vanity unit, tiled walls, chrome heated towel rail,



OUTSIDE AND CARAVAN PARK

Cherry Tree Barn is accessed off Lowfield Lane with ample off-street parking to the rear. To the front of the property is a delightful garden with flagged patio and lawned gardens with central walkway and pond with herbaceous borders. Timber garden shed.

Cherry Tree Barn comprises a well situated Caravan Park with enough space for approximately 28 electric hook-ups and additional unserviced pitches. With a far-reaching southerly aspect, this site is unusual in that it benefits from delightful views of Ryedale and yet situated in an edge of village location. The site is well served by toilet and shower blocks along with additional general purpose buildings providing storage in a screened compound area. The property is well maintained, easy to access and is well reviewed by visitors.

In all extending to approximately 5.07 acres (2.05 hectares).

PLANNING

There are restrictions in its use, following an Appeal Decision (App/Y2736/C/09/2104540) dated 7th September 2009, as described:

- (i) For residential occupation by the owner(s) of the Cherry Tree Park Caravan Site and their dependents, for so long as the caravan site continues to operate; or
- (ii) For holiday letting, such that no particular individual, family or group shall occupy the premises for more than 28 days in any one calendar year.

We understand Planning Permission has been granted for a new amenity block in the southern site which has the potential to upgrade the toilet and washing facilities whilst providing a local shop.

TENURE

We understand to be freehold with vacant possession on completion.

SERVICES

Mains water, drainage, electricity and gas. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

We understand there are 2 mains electricity connections, 2 mains gas connections & 2 mains water connections. Investment has previously been made into a 75mm macerated connection into the mains sewer.

VIEWING

Strictly by appointment with the Agents. 01653 692151.

COUNCIL TAX BAND

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

BUSINESS RATES

According to the Valuation Office Agency website, Cherry Tree Park is registered for business rates with a current rateable value of £1,300, described as Camping Site and premises.

ENERGY PERFORMANCE RATING

Assessed in Band D. The full EPC can be viewed at our Malton Office.



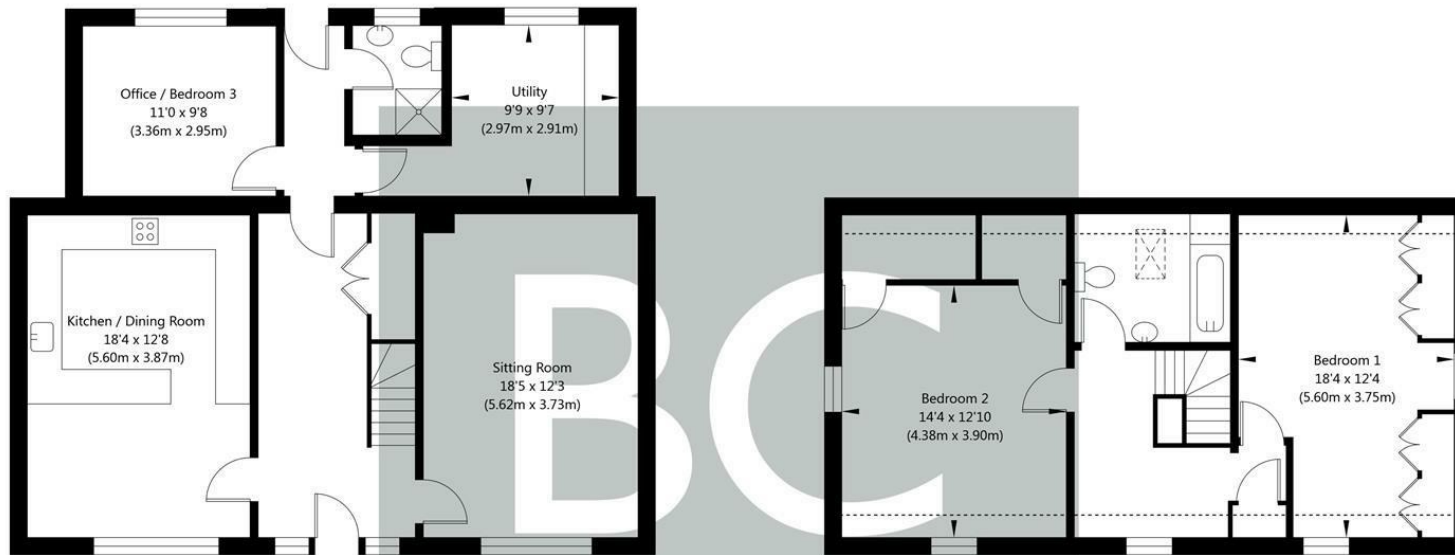


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Cherry Tree Barn Lowfield Lane | Nawton, Nr Helmsley, York



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 970 SQ FT / 90.08 SQ M

Est. 1801

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 642 SQ FT / 59.64 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1612 SQ FT / 149.72 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2024



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.



St Michaels House Market Place, Malton, YO17
7LR
t: 01653 692151
e: reception@boultoncooper.co.uk
boultoncooper.co.uk



BoultonCooper