



The Smithy, Old Hall Barns
Scarthingwell Lane
Towton, Tadcaster LS24 9PF

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£320,000

This delightful listed barn conversion at Scarthingwell offers a unique blend of rustic charm and modern living. The stables date back to the 1700's and have been converted to a very high standard.

The Smithy is perfect for small families, couples, or those seeking a peaceful retreat. The property is positioned in the corner of the courtyard and offers a very comfortable living space. Upon entering, you are greeted by a bright and spacious hallway with high ceilings and exposed beams adding to the property's charm. There is a handy cloakroom and open plan lounge/kitchen to the first floor. To the 2nd floor where you will find two bedrooms and a lovely bathroom.

The exterior of the conversion is equally appealing, with its traditional architecture complemented by contemporary touches. Parking is available for two vehicles, plus visitors spaces, providing ease of access to the property.

Scarthingwell is surrounded by picturesque countryside, offering a tranquil setting. This property presents a wonderful opportunity to enjoy the best of rural living, combined with the comforts of modern life. The Smithy is sure to impress, call now for a viewing of this wonderful home.

EPC Rating
Council Tax Band B

Entrance Hallway

A bright and spacious hallway with high ceilings and exposed beams, adding to the character of the space. There is a large wooden double glazed entrance door with pretty arch window above leading into the hallway. Doors to lounge and cloak room. Beautiful wooden staircase leading to the first floor.

Cloakroom

Fitted with a two piece suite comprising; contemporary wash hand basin and toilet. There are two low level cupboards housing the electric boiler.

Open plan Lounge/Kitchen

22'11" (max) x 16'2" (max) (7.00 (max) x 4.95 (max))

With high ceilings and exposed wooden beam. The open plan space is light throughout with two double glazed windows, plus the wooden double patio doors leading into the garden. Accessible cupboard housing meters.

The kitchen is fitted with a full range of wall and base units, Belfast sink and range cooker with extractor hood over. Integrated dishwasher and fridge freezer.

Stairs to first floor

Wooden staircase leading to the first floor landing. Wooden double glazed window.

First floor landing

With vaulted ceilings and exposed beams. A handy storage cupboard. Access to loft space.

Bedroom One

13'8" x 10'7" (4.17 x 3.25)

A lovely spacious bedroom with exposed beams and two wooden double glazed windows, offering views of the lake. There is a handy larger than average cupboard with plumbing for a washing machine, it would however make a great walk-in wardrobe. Radiator.





Bedroom Two 8'10" (max) x 9'8" (max) (2.71 (max) x 2.95 (max))

With vaulted ceiling and beams, a lovely second bedroom perfect for a home office or children's bedroom with Velux window. Radiator.

Bathroom

Fitted with a contemporary three piece suite comprising: bath with shower over, wash hand basin and toilet., Heated towel rail. There is an attractive double glazed arch window which overlooks the courtyard.

Outside

As you approach the property from the lane you will arrive within the impressive courtyard which is paved and offers a dedicated electric charging port, 2 parking spaces, plus visitor parking. To the front the property is a paved pathway leading to the front door. Set within the corner of the courtyard you are positioned next to the characterful stone wall which is simply beautiful.

To the rear of the property is a spacious garden which is mainly laid to lawn, there is also a paved patio. The air source pump is positioned in the garden.

Material Information & Charges

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is B. The Local Authority is the City of Selby Council
The property Electricity Supplier is Northern Power Grid. There is an Electric Vehicle Charge Point located to the front of the property.
The water comes from a borehole and there is a septic tank system
The property has a Air Source Pump which supplies the heating and hot water.
The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk

The owners of each property within the courtyard form a management company, each household nominates a director to attend meetings. The management company is in its early stages, setting up a bank account to deal with ongoing maintenance costs related to the water supply and sewage system. We have been advised that the current cost is £40 a month for sewage and water.

A member of the Quantum team is related to the owner of this property.

Directions

From Tadcaster - Head north-west on New St towards High St/A659, turn left onto High St/A659, continue to follow A659 for 0.2 miles.
Then turn left onto A162 for 3.9 miles and turn left onto Scarthingwell Lane. You will find the property down the lane on the left hand side approach.

From York City Centre - Get onto the A64 from A19 for around 10 minutes, follow the A64 to A162 in North Yorkshire. Take the A162 exit from A64. Follow the A162 and turn left onto Scarthingwell Lane.

Local Information

Provided by Town and Country Guide:

Scarthingwell is a small village located in the North Yorkshire. The village is situated near the A64 road, which connects Leeds and York. Scarthingwell is known for its beautiful countryside, which is perfect for hiking and cycling. The village is also home to a number of historic buildings, including the Scarthingwell Castle, which dates back to the 14th century.

One of the main attractions in Scarthingwell is the Golf Course. The course is set in beautiful parkland and offers a challenging round of golf for players of all abilities. The course is open to visitors and offers a range of facilities, including a clubhouse and pro shop. The village is also home to a number of pubs and restaurants, which serve traditional Yorkshire cuisine.

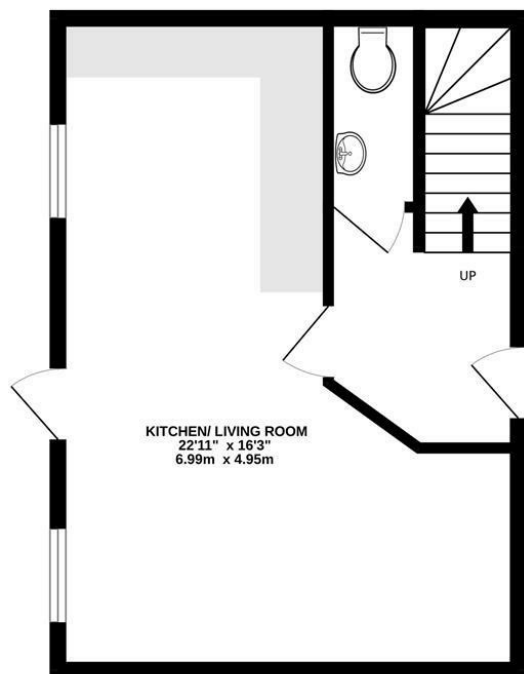
Scarthingwell is a great place to visit for those who enjoy the outdoors and want to experience the beauty of the Yorkshire countryside. The village is located near a number of other attractions, including the historic city of York and the Yorkshire Dales National Park.

Schools

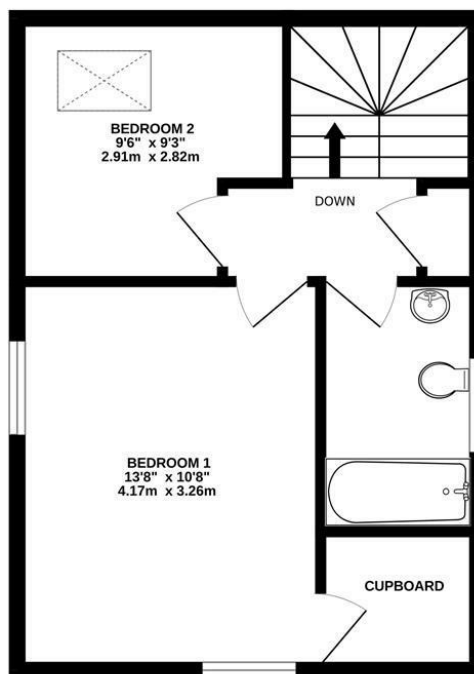
Barkston Ash Catholic Primary School, Saxton Church Of England



GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.

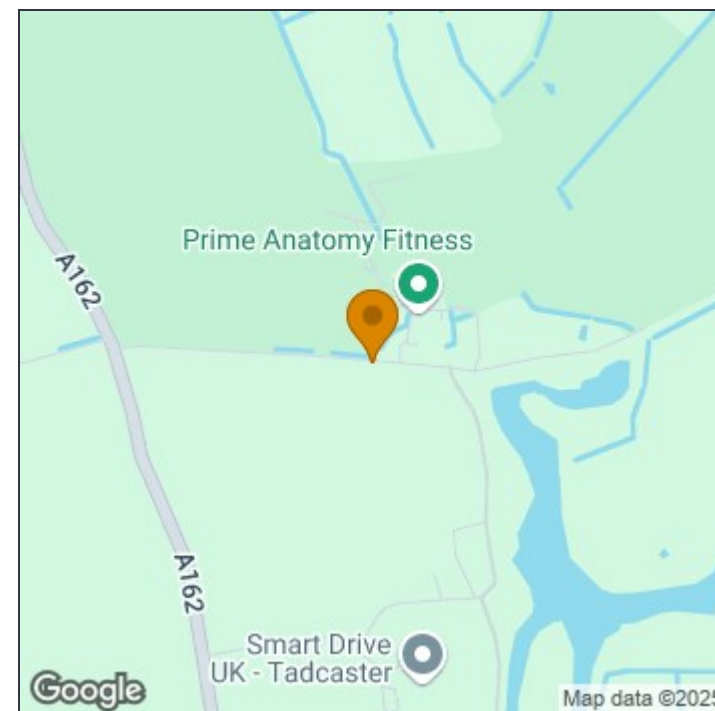


1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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