



TOTAL FLOOR AREA : 2102 sq.ft. (195.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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**BARN B, MANOR FARM
COWTHORPE**

£635,000
CHAIN FREE

9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076
Lettings: 01423 530744

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.

A fabulous opportunity to purchase this newly renovated and converted barn, forming part of a unique small courtyard development. Located within this extremely sought-after village, close to the A1 corridor and Wetherby and Harrogate only a short distance away.

The property offers a wealth of character and charm and briefly comprises: entrance hallway, stunning open plan living room/dining room/kitchen with full height ceilings and exposed trusses and beams, a hallway with utility room, bathroom and bedroom with en-suite shower room and two further double bedrooms. To the first floor is a beautiful glazed gallery landing leading to the principal bedroom with dressing room and en-suite bathroom.

The property is approached via a private, shared driveway leading to a courtyard with access to the carport, enclosed garden area, flagged patio and pathway to the front door.

To the rear of the property are large, lawned gardens with timber boundary fencing.

4 Bedrooms

1 Reception Rooms

3 Bathrooms

Council Tax: TBC

Energy Rating: TBC

Tenure: Freehold

SPECIFICATION

Built to exceed current building regulations and provided with a 10-year ICW guarantee. Traditional masonry construction of brick with internal insulated linings and plastered. Solid ground floors with insulation and underfloor screed. Trussed roof with breather membrane and pan tiles, insulation and plaster finish. Windows, doors and bi-folds in slim frame grey aluminium. Staircase in oak and an oak handrail. Internal doors are oak with a choice of handles. Skirting and architraves timber for a painted finish. Bathrooms to be chosen by purchaser base on the images.* Kitchen to be as purchasers' choices based on initial design.* Kitchen living area floors to be tiled or wood floored. Decorated throughout in a choice of three colours. Air source heat pump with a pressurised cylinder feeding underfloor heating to the ground floor and radiators to the first floor with thermostatic controls and a time clock. Down lights to all rooms with feature lights to the kitchen and living area. Data cabling to all living areas and bedrooms.

External paved patio in Indian stone with a path round the perimeter of the property. Lawns laid to turf. Perimeter fence. Drive in gravel. Two bays of the shared oak framed Carport.

*INCLUDED SUMS

Kitchen £20,000 - for supply and fit to your choice from our nominated supplier. Sanitary wear £5,500 - for supply only from our nominated supplier. Supply of tiles for bathrooms and floors at £40 per meter for the tiles, fitting included.

NOT INCLUDED

Carpets
Wardrobes
Curtains or blinds



DIRECTIONS - LS22 5EY

Leaving Harrogate on the A661 Wetherby Road, just before Spofforth bridge bear left onto Deighton Road, stay on this road for approx 2 miles. At the T-junction turn left into Knaresborough Road and then right into Ox Close Lane, this carries on to Wetherby Lane. After approximately two miles onto Oak Road the barns can be found on the left hand side.

APPROXIMATE DISTANCES

Wetherby Town Centre	4.7 miles
Harrogate Town Centre	11.2 miles
Railway Station	2.5 miles
Bus Route	2.2 miles
Airport	18.7 miles