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The Granary, Gatenby, Northallerton, DL7 9NG

**Offers over £559,950**

Barn Conversion  
4 Bedroom/s  
3 Bathroom/s



A stunning four bedroomed barn conversion located in Gatenby, Northallerton. The spacious living accommodation benefits from oil fired central heating and double glazing together with both modern and traditional features. The accommodation includes a spacious reception hall, cloak room / wc, sitting room with feature glazing up to the galleried landing. There is a living room with log burning stove, family room / dining room and spacious kitchen / breakfast room with access to the front and rear gardens and useful utility room. There are two separate staircases, one leading to the master / guest wing with double bedroom, en suite bathroom and walk in dressing room. From the main stairs there is a galleried landing, double bedroom with en suite shower room and built in wardrobes, two further double bedrooms and a family bathroom.

Externally there is a gravel driveway providing off street parking and access to the double garage. There are two lovely patio areas to the front and garden store. To the rear there is a private garden with decked patio and lawn with views over countryside.







- A four bedroomed barn conversion with double garage
- Large kitchen / breakfast room with doors opening to the rear garden
- Two further reception rooms
- Bedroom two with ensuite shower room and built in wardrobes
- Rear garden with decked area and views over country side
- Spacious living accommodation with modern and traditional features
- Living room with log burning stove
- Master suite or guest bedroom with dressing room and en suite bathroom
- Two further double bedrooms and family bathroom
- Well positioned for easy access to A1M, Northallerton and Bedale

#### GENERAL INFORMATION

Tenure: Freehold

Services: Oil central heating, mains electric, water and drainage.

Double glazing

Local Authority: North Yorkshire Band F





GROUND FLOOR

1ST FLOOR

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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TOTAL FLOOR AREA: 238.0 sq.m. (2562 sq.ft.) approx.

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