



Broken Barn Aldbrough St. John, DL11 7TZ
Asking price £449,950



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VERY, VERY DESIRABLE Single-Storey BARN CONVERSION – GREAT LOCATION & FABULOUS VIEWS...A ONE-OFF surrounded by fields. Lots of Character: 9.15m/30'0" Vaulted MAIN LIVING AREA (Kitchen & Sitting Room), separate DINING ROOM, 2 Double BEDROOMS, BEDROOM3/OFFICE & 2 BATH/SHOWER ROOMS. Pleasant GARDENS, SITTING AREAS & PARKING. Oil Central Heating & UPVC Double-Glazing. Wonderful views over gently rolling open countryside – ESSENTIAL VIEWING.

SOUGHT-AFTER Village: Aldbrough St John is one of the area's most sought-after villages, noted for its large Greens bordered by Aldbrough Beck (village cricket ground, pleasant walks & play areas), the Stanwick Arms pub, Doctors SURGERY, C of E Church & Bus Service. Excellent access A1(M) & A66 (Scotch Corner 5 miles), historic Richmond 7 miles & mainline British Rail Station 10 miles - LONDON Kings Cross about 2 hours 20 minutes. The Rough Guide to Britain describes historic Richmond as "an absolute gem" & the unspoilt Teesdale countryside (Area of Outstanding Natural Beauty) & the Yorkshire Dales National Park are readily accessible.

MAIN LIVING AREA 9.15m x 3.28m max (30'0" x 10'9" max)

Comprising;

KITCHEN (VIEWS) 4.04m x 2.90m (13'3" x 9'6")

Under-lit wall & floor units with inset sink, integrated electric double oven/grill & ceramic hob with extractor, integrated fridge, 2 freezers & plumbing for washing machine. Vaulted beamed ceiling & down-lighting. Worcester oil boiler. UPVC double-glazed window & composite door overlooking open countryside. Open to:

SITTING ROOM (VIEWS) 4.47m x 3.28m (14'7" x 10'9")

Multi-fuel stove on heavy stone hearth, truss-vaulted ceiling & UPVC double-glazed doors with side screens overlooking open countryside.

DINING ROOM (VIEWS) 4.20m x 2.60m (13'9" x 8'6")

UPVC double-glazed window & door overlooking open countryside.

INNER HALL (1)

Built-in wardrobes & loft access.

BEDROOM 1 (VIEWS) 3.71m x 3.56m max (12'2" x 11'8" max)

Wall-to-wall built-in wardrobes with over-storage. Truss-vaulted ceiling & full-height UPVC double-glazed windows overlooking open countryside.

BATH/SHOWER ROOM 1.94m x 1.68m (6'4" x 5'6")

Panelled bath with Triton shower over, washbasin & WC.

INNER HALL (2)

Built-in wardrobes & loft access.

BEDROOM 2 (VIEWS) 3.41m x (3.41m max) 2.83m min (11'2" x (11'2" max) 9'3" min)

Including fitted double wardrobe. UPVC double-glazed window & door to outside.

OFFICE/BEDROOM 3. 2.91m x 2.65m (9'6" x 8'8")

Part-vaulted with work station, down-lighting & UPVC double-glazed window to side & double-glazed Velux window.

SHOWER ROOM 1.91m x 1.36m (6'3" x 4'5")

Full-width shower cubicle, washbasin, WC & tube-light complete with under floor heating.

OUTSIDE

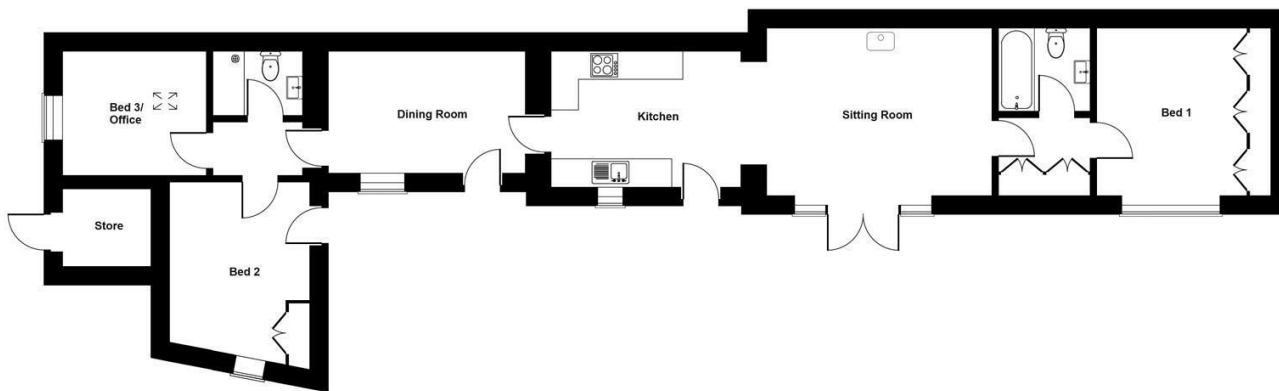
Stone boundary wall & 5-bar gate to an extensive gravelled & hedged parking area, stone-flagged patio & screened sitting area, cold water tap, outside light point & flower/shrub planting. Walkway to storage area with STORE (Light & power). Gate to: Enclosed GARDEN Wildlife garden with trees, Rhubarb & soft fruits, flagged pathway to a screened lawn with fruit trees & trough. Open fields views to either side.

NOTES

- (1) Freehold
- (2) Bridleway access to the property
- (3) Mains Water, Electricity & Klargester drainage.
- (4) Council Tax Band: D
- (5) EPC: TF
- (6) Oil Central Heating System & UPVC Double Glazing



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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
 Produced by Potterplans Ltd. 2024

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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