



The Hay Barn Ravensworth, North Yorkshire, DL11 7ER
Asking price £599,995



HALL 6.83m long (22'4" long)

Staircase to first floor & internal door to DOUBLE GARAGE (6.06m x 5.39m/19'10" x 17'8" - see below).

OFFICE 2.14m x 1.95m (7'0" x 6'4")

FAMILY ROOM 3.60m x 3.26m (11'9" x 10'8")
Plus useful deep store cupboard with light point.

SITTING ROOM (VIEWS) 5.65m x 3.93m (18'6" x 12'10")

Fireplace with woodstove, attractive flooring & bi-fold doors to rear overlooking the garden & countryside beyond.

Chef's KITCHEN/DINING ROOM (VIEWS) 5.35m max x 5.03m (17'6" max x 16'6")

Gorgeous Kessler wall & floor units in Emilia Oak & light grey Shorewood with heat, stain & scratch resistant Dekton worktops, inset sink & Quooker instant hot-water tap; built-in Novy 1821 induction hob with panoramic pro extractor, 3 ovens (AEG sous vide multifunction integrated oven, AEG combination oven & microwave & AEG pyrolytic oven) plus AEG Warming draw. Integrated full-height AEG fridge & integrated full-height no-frost freezer AEG & Fisher & Paykal dual-temperature control 38-bottle wine cooler; integrated AEG single fridge (no.2) & AEG integrated air-dry dishwasher - All AEG appliances under warranty until May 2026. 3 sets of double-glazed patio doors to rear with lovely countryside views.

UTILITY 2.48m x 1.73m (8'1" x 5'8")

Matching units with sink.

WET ROOM 2.47m x 1.34m (8'1" x 4'4")

Shower area, inset washbasin & WC.

FIRST FLOOR LANDING

Fitted double store cupboard.

BEDROOM 1 (VIEWS) 3.98m x 3.97m (13'0" x 13'0")

Including built-in Hammond wardrobes & with 2 double-glazed windows to rear with great views.

Stylish EN-SUITE 2.54m x 2.15m (8'3" x 7'0")

Glazed shower cubicle, washbasin with drawers & WC.

BEDROOM 2 (VIEWS) 4.42m x 3.97m (14'6" x 13'0")

2 double-glazed windows to rear with great views.

BEDROOM 3. 3.59m x 2.86m (11'9" x 9'4")

Including built-in Hammond wardrobes & with double-glazed window to rear with great views.

BEDROOM 4. 3.63m x 2.72m (11'10" x 8'11")

Step-divide & double-glazed Velux window to front.

BEDROOM 5. 3.61m x 2.72m (11'10" x 8'11")

Step & double-glazed Velux window to front.

Stylish HOUSE BATH/SHOWER ROOM 3.46m x 2.53m (11'4" x 8'3")

Feature bath with mixer-shower, separate glazed shower area, inset washbasin with cupboard under & WC.

OUTSIDE FRONT

Lawn with gate to rear & cobbled drive with EV charging point leading to:

Integral DOUBLE GARAGE 6.06m x 5.39m (19'10" x 17'8")

Twin double doors, light, power & Boulter oil boiler. Internal door to HALL.

OUTSIDE REAR

Enclosed lawned garden with full-width stone-flagged patio & decked area, shrub planting & great VIEWS.

NOTES

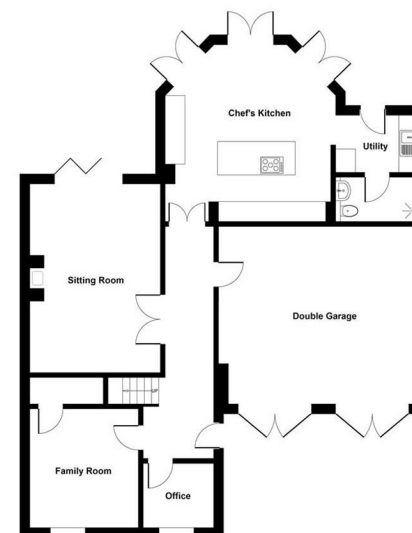
- (1) Oil Fired Central Heating & Woodstove
- (2) EPC: 62-D
- (3) Council Tax Band: F
- (4) Visitor Parking

REFURBISHMENTS include:

- (1) NEW Kitchen & Wet Room - May 2021
- (2) NEW Double-Glazed Windows & external Doors - January 2021
- (3) NEW En-suite - October 2021
- (4) NEW Hammond wardrobes - January 2021

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	72

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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.
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