

### MEZZANINE LEVEL

With exposed beams.

### FAMILY BATHROOM

Half tiled walls with white suite comprising panelled bath, pedestal wash basin, low flush w.c., radiator, extractor fan, ceiling beam.



### TO THE OUTSIDE

Shared driveway between three properties gives access to private gravelled driveway providing parking for several vehicles.

### INTEGRAL SINGLE GARAGE

Power and light laid on, door to rear covered carport.

### GARDENS



Landscaped gardens, screened by established hedging comprising lawn with meandering gravel path. There is a side gate to an enclosed rear garden with stone wall boundary comprising lawn with patio and outside water tap. Views over countryside and the historic 12th century Norman church.

### COUNCIL TAX

Band F

### GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

### VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared April 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		67
(39-54) <b>E</b>	55	
(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	



## Birkin ~ Bridge End, WF11 9LN

A stunning four bedroom stone built barn conversion (approx 2200 sq ft) situated in this picturesque village near Selby and motorway network, enjoying far reaching views over working farm and countryside beyond with the 12th century Norman church in the background.

- Converted and upgraded to a high standard specification retaining exposed beams and oak doors
- Three reception rooms, separate study
- Stunning breakfast kitchen and utility room
- Four bedrooms, three bathrooms
- Well-tended landscaped gardens

**£595,950** GUIDE PRICE FOR THE FREEHOLD



### MISREPRESENTATION ACT

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ESTATE AGENTS  
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All-round excellence, all round Wetherby since 1950

## BIRKIN

Is a delightful rural hamlet set amongst open farmland, having a pleasant mix of new and traditional properties with general store and church.

It lies some four miles to the east of the A1 within easy access of the A1/M1 link making it ideal for commuters wishing to use the national motorway network and to gain access to Yorkshire Business centres.

Selby and Knottingley are both close to hand for shopping and other facilities are convenient giving the house an ideal family location.

### DIRECTIONS

Approaching from Wetherby proceeding southbound take the A63 Selby road towards Selby. At Monk Fryston by the Thatched Cottage bear right towards Hillam down Water Lane. In the centre of the village of Hillam bear left into Chapel Street. After approximately 1 mile turn right towards Birkin and the property can be identified by a Renton & Parr for sale board near the village church.

### THE PROPERTY

Bridge End House is an impressive and highly individual four bedroom stone built barn conversion being semi-detached in nature, providing spacious accommodation of approximately 2500 sq ft. Set within good sized gardens with south facing to the rear the accommodation includes three ground floor reception rooms and office, ideal for working from home. There are four first floor bedrooms off gallery landing with exposed beams in abundance.

Oil fired central heating is installed together with double glazed windows and in further detail the accommodation comprises :-

### GROUND FLOOR

#### IMPRESSIVE ENTRANCE HALL

With barn entrance door, hardwood framed and double glazed, turned staircase to gallery landing with high ceilings and exposed beams, radiator, recessed ceiling lighting, linen cupboard.

#### CLOAKROOM

Low flush w.c., pedestal washbasin, radiator, extractor fan.

#### LOUNGE

18' 10" x 10' 10" (5.74m x 3.3m)

Double glazed windows to two sides, radiator, ceiling beam, meter cupboard, glazed double doors to kitchen.



#### DINING ROOM

15' 5" x 9' 1" (4.7m x 2.77m)

Double glazed patio door to enclosed and private rear garden, radiator.



#### LIVING ROOM

18' 9" x 13' 5" (5.72m x 4.09m) overall

With inglenook fireplace with stone hearth and oak beam lintel, cast iron wood burning stove, double glazed windows to front and rear, two radiators, ceiling beams.



#### INNER HALL

Tiled floor, cloaks cupboard.

#### SUPERB BREAKFAST KITCHEN

19' 2" x 16' 2" (5.84m x 4.93m)

A stunning room with vaulted ceiling featuring exposed beams, four velux windows to supplement double glazed windows to two sides for added natural light, French door to rear garden, tiled floor, comprehensively fitted with range of wall and base units including cupboards and drawers, display cabinet, granite worktops, tiled surrounds, one and a half bowl sink unit and mixer taps, Neptune centre island bar, electric cooker with extractor above, recessed Neff dishwasher and fridge, recessed ceiling lighting, kick-space heater.



#### UTILITY ROOM

11' 8" x 11' (3.56m x 3.35m)

Base units, work surfaces, stainless steel sink unit, tiled floor, recessed dryer and Bosch washing machine. Alarm panel, double radiator, loft access.

#### STUDY

12' 3" x 7' 7" (3.73m x 2.31m)

Recessed ceiling lighting, double glazed window, double radiator, telephone point.

### FIRST FLOOR

#### GALLERY LANDING

With beamed ceiling and radiator.

#### BEDROOM ONE

19' 1" x 12' 2" (5.82m x 3.71m)

High ceiling with exposed beams, double glazed windows to front and rear, arrow slit window to gable wall with original feature hayloft door. Two radiators.



#### EN-SUITE SHOWER

Fitted with quality white suite comprising walk in shower, pedestal wash basin, low flush w.c., part tiled walls, recessed ceiling lighting, stylish heated towel rail, extractor fan.



#### GUEST BEDROOM TWO

11' 10" x 9' 5" (3.61m x 2.87m)

plus door recess. Double glazed window, radiator, exposed beams.

#### EN-SUITE SHOWER

Fitted with white suite comprising shower cubicle, pedestal wash basin, low flush w.c., heated towel rail and extractor fan.

#### BEDROOM THREE

12' 8" x 9' (3.86m x 2.74m)

Double glazed window to front, exposed beams, radiator.

#### BEDROOM FOUR

9' 6" x 8' 10" (2.9m x 2.69m)

Double glazed window to rear, radiator, views over working farm and fields beyond. Steps up to :-