

# HUNTERS®

HERE TO GET *you* THERE

**Fletchers Barn, Church Street, Gargrave**

**Price £625,000**

Property Images



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## Property Images



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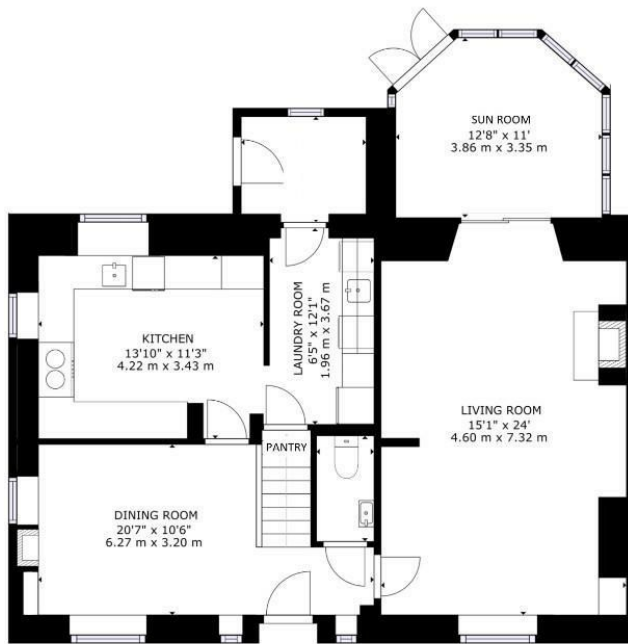
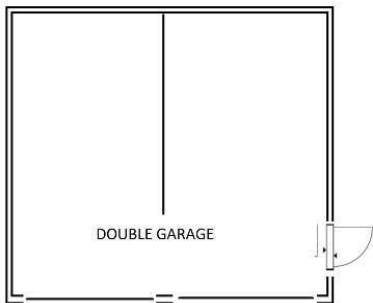
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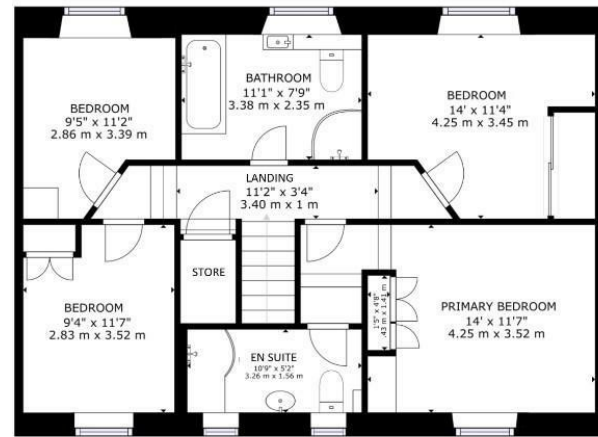


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FLOOR 1



FLOOR 2

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Intro

A superb example and well presented barn conversion, set in a convenient location, and on the level for all the excellent facilities Gargrave has to offer.

A spacious four bedroomed family home, with a large living room having a sunroom off, a breakfast-kitchen with new AGA, utility / boot room, and a separate dining room (which could readily be opened-up to the kitchen).

To the outside attractive easily maintained gardens attract the morning, afternoon and evening sun, and there is a double garage with further driveway parking for 4 vehicles.

The property comprises in brief; space –

The front entrance door opens into a reception / dining room providing ample space for a dining suite and associated furniture. Having 3 double glazed and shuttered windows for natural light, oak beams and oak heads over the windows. A flight of stairs rises to the first floor and there is a modern refitted cloakroom / WC.

A large sitting room stretches the full depth of the house and features a multi-fuel stove set on a slate hearth, oak beams, and feature wall coverings. With double glazed window with shutters onto Church Street, and sliding doors opening into the sun / garden room. This is a large sitting room with ample space for two or three sofas, chairs, display shelving and furniture. The sun / garden room has recently been refurbished with an ECO roof to keep an even temperature throughout the year, and features French doors opening onto the garden, exposed stone wall, and a porcelain tiled floor.

The breakfast-kitchen with a range of bespoke shaker-style hand-painted units and oak worktops, features a more recently installed AGA range cooker, an oak breakfast-bar area, dual aspect windows, a Belfast sink, and a freestanding dishwasher. Directly off the kitchen a very useful utility / boot room is fitted with base and wall units, worktops and with space for a washing machine, tumble dryer and fridge / freezer, and an under-stairs pantry cupboard. Leading out of this room into an entrance vestibule to the rear of the property with quarry tiled floor, boot storage space, and a great place for pets to dry off before entering the main house.

To the first floor: - the principal bedroom has ample space for a super-king-size bed, and features oak beams, and a range of fitted wardrobes and a dressing area. The en suite shower room, has a large walk-in shower enclosure, wash basin, WC, and with 2 windows for good natural light and ventilation. Bedrooms 2 and 3 are further double bedrooms, bedroom 4 good size single bedroom. The spacious house bathroom features a modern suite comprising of a large side filling bath with shower attachment, vanity hidden-cistern WC and wash basin, and with the added bonus of a separate shower enclosure. Having exposed beams and window for natural light and ventilation.

To the outside: - an easily maintained good sized landscaped garden having well-stocked borders with an abundance of shrubs and plants, and catching the morning and afternoon sun. Flagged paths lead to an alfresco dining / sitting area catching the westerly sun in the afternoon/ evening. A substantial tarmacadam driveway offering parking for 4 vehicles, and leads to a double garage with power and water.

The train station is a 5 minute walk away, and the High Street / Co Op/ Bus stop / pubs are within 2 minutes walk.

In our opinion, now offering excellent value for money, however, the vendors would consider a contribution toward stamp duty, with a proceedable buyer.

### **On-Line-Bullet-Points**

• A well presented family home, being a former barn • Large living room with connecting sun / garden room, and wood-burner • Breakfast-kitchen with 2 year old AGA, + a utility / boot room • Separate dining room (which could readily be opened-up to the kitchen). • 3 double and 1 large single bedroom. Ground floor WC • Principal bedroom with fitted wardrobes and an en suite shower room • Spacious re-fitted house bathroom with bath & shower • Easily maintained gardens, double garage, parking for 4 vehicles • On the level to all the shops, pubs, cafe, restaurants and bus stop • 5 minute walk to the train station with direct trains to Leeds in 42 minutes.