



The Old Barn House, Main Street, Linton On Ouse
York, North Yorkshire YO30 2AS

Guide Price £495,000


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Bishops Personal Agents present to the market, The Old Barn House! A fabulously stylish three-bedroom detached house, with wonderful gardens, located in the highly sought after charming village of Linton-on-Ouse. This lovely quality home is situated on both the fringes of York and Easingwold, has been given a contemporary twist throughout, by the current owners and in addition, the garden contains a barn split into two parts. To the front a workshop, spread over two floors, perfect for car/cycle enthusiasts and to the rear, the perfect entertainment space, an actual pub. This family home offers generous accommodation throughout, with a superb finish and will appeal to a variety of buyers, including, families, professional couples and those looking to retire. Briefly comprises: Entrance hall with doors leading to the reception rooms. To the front we find the spacious bay fronted living room with a feature wood burning stove and an alcove study. Onwards through the central dining area, doors lead into the study, just right for those working from home. From the inner lobby we find both a handy utility room and cloakroom. Then in turn opening into the heart of this home, a stylish extended living space, with a contemporary kitchen, fitted with attractive range of sage green units, granite worktops, plus a range of quality integral appliances, ample space for a table and chairs and bi fold doors, leading out into the gardens. The stairs lead us upstairs to the first floor galleried landing, where we find three well proportioned bedrooms, the principal with its own walk in wardrobe and a contemporary family bathroom. Externally, to the front, is a hard standing driveway, providing ample off street parking. A side access gate leads us to the rear of the property, where we find the barn, with an opportunity to convert into an annex, hobby space, storing a camper van, or as a studio for those who run a business from home. To the rear of the house are the south facing gardens, with a paved walled patio area, perfect for relaxing throughout the year. The gardens have been well maintained, with well stocked perennials, flowering plants, a haven for wildlife and those green fingered buyers. Linton on Ouse is ideally placed for the commuter, lying approximately nine miles from York city centre and within easy reach of the York outer ring road and the local villages of Easingwold and Boroughbridge. Linton has a primary school, with further schooling available at Easingwold. Within the village is a village hall, a public house, campsite and marina at Linton locks. Close by is Newton-on-Ouse with two public houses and also adjacent to the estate of Beningbrough Hall. The nearby woods, popular with dog owners and walkers. An early internal inspection is highly recommended to fully appreciate this fabulous modern home!

Linton on Ouse is a small village readily accessible to the City of York and the Georgian market town of Easingwold. Linton has a primary school, with further schooling available at Easingwold. Within the village is a village hall, a public house, campsite and marina at Linton locks. Close by is Newton-on-Ouse adjacent to the estate of Beningbrough Hall, located approximately eight miles to the north west of York. The nearby woods is also popular with dog owners and walkers. Local amenities include a village hall, two public houses and a Church of England church. Also the market town of Easingwold, which offers a wide range of shopping, primary and secondary schooling and leisure facilities. Close by, is the village of Aldwark with Aldwark Manor Golf ,Spa & Leisure Hotel. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and 2 theatres, leisure amenities from the splendour of the York Minster to the vibrant night life of the City Centre and restaurants.



Entrance Hall

8' 11" x 6' 3" (2.72m x 1.90m)

Front entrance door, double glazed window to side aspect, ceiling coving and radiator*. Staircase to first floor. Door leading to...

Living Room

18' 1" x 17' 11" (5.51m x 5.46m) Into bay

Double glazed bay windows to front aspect, feature fireplace with wood burning stove*, ceiling coving, tv point* and radiators*. Alcove study area. French doors leading to...

Dining Room

12' 4" x 8' 5" (3.76m x 2.56m)

Window to side aspect, ceiling coving and radiator*. Doors leading to...

Study

9' 4" x 7' 1" (2.84m x 2.16m)

Double glazed windows to side aspect, alcove cupboard, ceiling coving, tv point* and radiator*

Kitchen/Breakfast Room

23' 6" x 12' 2" (7.16m x 3.71m)

Fabulous contemporary bespoke kitchen, with an attractive range of base and wall mounted units with matching granite work preparation surfaces over, inset one and a half sink with mixer taps, integral appliances include NEFF two single electric ovens*, warming drawer*, microwave*, dishwasher*, wine cooler*, central island with an induction hob* and extractor *, double glazed bi folding doors to rear aspect and window to the side, cupboard with wall mounted boiler*, numerous spotlight, pendant and lighting - all individually lit, tv point*, oak flooring and underfloor heating*. Door leading to a pantry.

Utility room

9' 2" x 5' 6" (2.79m x 1.68m)

Handy utility with floor unit, steel sink with mixer taps, plumbing for a washing machine, space for a dryer and fridge, double glazed window to side and rear aspect, ceiling coving and radiator*

Cloakroom

6' 2" x 3' 1" (1.88m x 0.94m)

Double glazed window to side aspect, low flush wc, sink with mixer tap, set in a vanity unit and underfloor heating*.

First Floor Landing

Glass balustrade, double glazed window to side aspect and loft hatch. Doors leading to...

Bedroom 1

13' 2" x 10' 9" (4.01m x 3.27m)

Double glazed windows to rear aspect, walk in wardrobe, tv point*, ceiling coving and radiator*

Bedroom 2

12' 2" x 8' 11" (3.71m x 2.72m)

Double glazed window to front aspect, ceiling coving and radiator*

Bedroom 3

9' 1" x 7' 9" (2.77m x 2.36m)

Double glazed window to front aspect, ceiling coving and radiator*



Bathroom

8' 10" x 6' 11" (2.69m x 2.11m)

Contemporary suite in white comprising; Bath with mixer taps, corner shower cubicle with mains shower, wash hand basins set in vanity unit with mixer taps, corner shower cubicle with mains shower, low level wc, double glazed windows to rear aspect, down lighting and underfloor heating*.

Outside

Outside to the front, is a driveway, providing ample off street parking. To the side we have access to the rear of the property, where we find a fabulous south facing garden, which have been meticulously maintained with well stocked perennials, flowering plants, a haven for wildlife and those green fingered buyers. In addition, there are intimate spaces and sun terraces, just right for pottering, working or simply relaxing on summer evenings. To further compliment this stunning garden, we find a greenhouse and external power and lighting points*.

Barn

34' 0" x 10' 9" (10.36m x 3.27m) At longest points.

To the rear of the house is a barn, to the front we find doors opening into a workshop with stairs leading up to the second floor. To the rear of the barn is a separate "pub" with power, lighting, tv and sky points* and wi fi*.

Agents Note

Epc rating D. Council tax band E.

Broadband supplier: Sky.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.





Energy performance certificate (EPC)

The Old Barn House Main Street Linton On Ouse YORK YO30 2AS	Energy rating D	Valid until:	8 May 2035
		Certificate number:	1435-5125-4500-0678-0202

Property type Detached house

Total floor area 142 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/1435-5125-4500-0678-0202>

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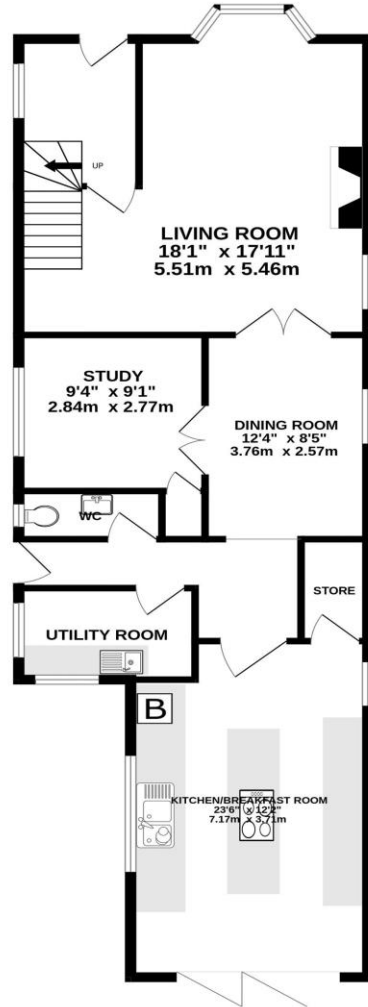
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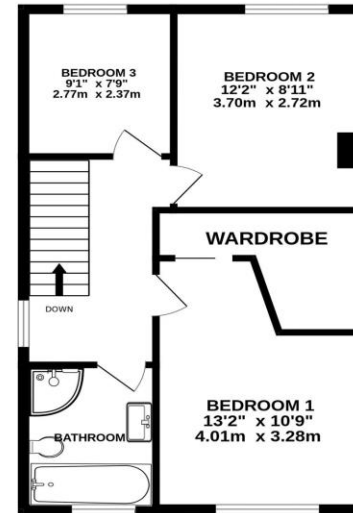
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GROUND FLOOR
922 sq.ft. (85.7 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 1454 sq.ft. (135.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.