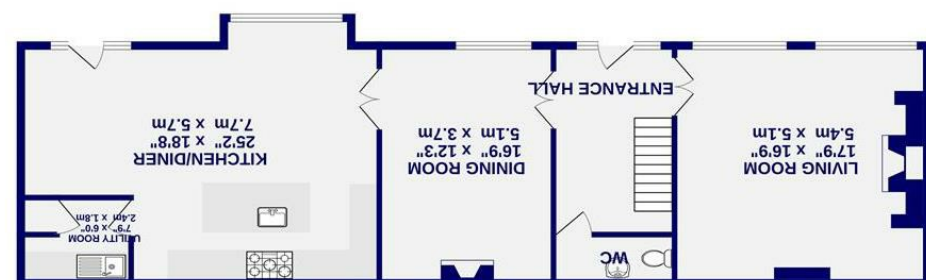
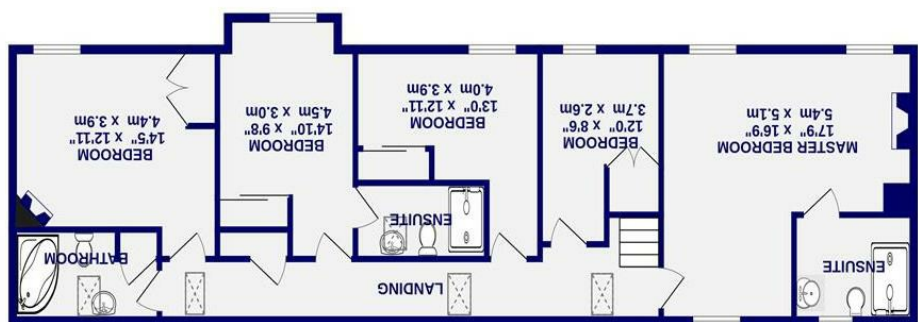


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any statements contained in these particulars are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the areas, measurements, floor plans or distances referred to are given only and are not precise. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It is included in the plan the garage/stores will form part of the overall floor area 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.  
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TOTAL FLOOR AREA : 2157 sq.ft. (200.4 sq.m.) approx.



- EPC - C
- Garage
- Small Walled Private Garden & Single
- Many Original Features
- Luxury Dining Kitchen & Utility Room
- 2/3 Reception Rooms
- 5 Bedrooms & 3 bathrooms
- Unique Barn Conversion In Central Location

Freehold  
 Council Tax Band - G

# Walnut Close Heslington, York YO10 5DA



Walnut Close  
Heslington, York  
YO10 5DA

£850,000

5 3

Forming part of The Old Village of Heslington, this modern five bedroom family house was converted from the original courtyard buildings of Walnut Farm on the main street.

The village of Heslington benefits from a wealth of local amenities, set in this attractive village less than 2 miles from the city centre.

The conversion was carried out to an exceptionally high standard of finish, retaining and enhancing many original features, recently complemented by a scheme of refurbishment by the present owners.

The property offers fantastic family living accommodation with a handmade luxury kitchen around a central island unit with panelled seating area to the side. The large open plan reception hall has an open oak staircase to the first floor. There are also two large reception rooms retaining a wealth of charm and character with oak beamed ceilings and feature windows.

On the first floor are five bedrooms, again with beamed and vaulted ceilings, complimented by three bathrooms as well as a cloakroom on the ground floor.

Outside there is a private, landscaped garden to the front, car parking spaces and a single garage.

A unique family house, modern but with a wealth of charm and character of a conversion with easily maintained gardens in one of York's most sought after locations.

Council Tax Band- G

