



## The Piggery Wistowgate

Cawood, YO8 3SL

**Guide Price £625,000**



A 4 bedroom barn conversion with an outbuilding suitable for conversion under permitted development - grass paddock to the side and plentiful parking for multiple vehicles/horsebox ect.



## Property Info:

Stunning barn conversion with an abundance of space and character features.

The separate LARGE OUTBUILDING at the rear has been built with growing/changing family dynamics in mind. We understand from the present owners that the foundations are LOAD BEARING (to bungalow height) and the building already has the advantage of having DOUBLE SKINNED walls, which makes it ideal for conversion (subject to securing planning approvals - and building control).

The Piggery:

Featuring a unique 'minstrel galleried office/study' and enjoying lovely paddock gardens, this sizable property promises a wealth of versatility for the discerning buyer. OVER 2,500 sq ft of truly amazing accommodation!

As you approach the property along the gravelled driveway you notice the paddock garden to the left hand side and the stunning open views of farmed fields to the rear - which gives a fabulous relaxing feel that you're at home to peace and quiet....

Gardens: Raised decking area overlooking open farmland, grassed fenced paddock; all with an abundance of mature trees, seasonal planting and perennial shrubs, and surrounded by a loose stone private driveway, with turning circle for ease of parking and exiting.

4 bedrooms, Master with En-suite  
House bathroom  
Breakfast Kitchen Room  
Sunny Dining Room  
Super sized Lounge  
Home Office/Mezzanine Floor  
Boot Room / Utility Room / w/c  
Spacious Inner hall  
Plentiful Storage

A quirky property full of charm and features....and one surely not be missed!

Book your guided personal viewing with us today.

Tenure: Freehold

Services: Any mains services to the property together with electrical, oil, water, sewerage, gas and mechanical appliances have not been tested by the Agents.

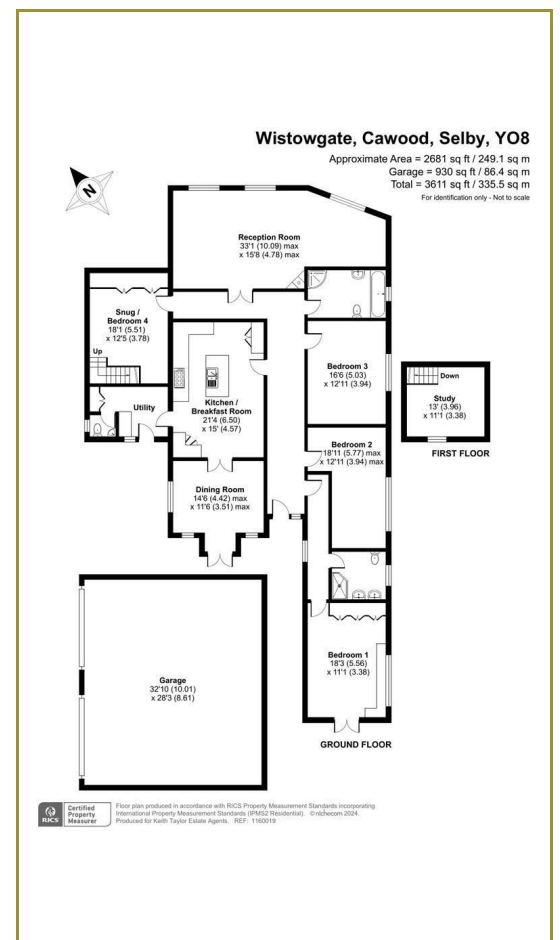
Council Tax: Band E - North Yorkshire Council

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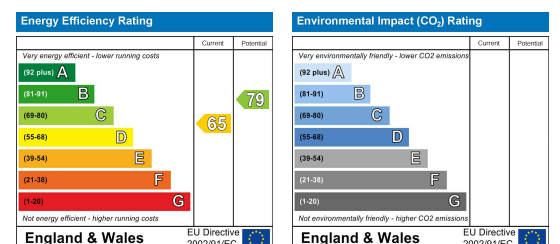
## Area Map



## Floor Plans



## Energy Efficiency Graph



# Keith Taylor

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