

Barn Conversion
Cottage Farm
Foxholes, YO25 3QF

GUIDE PRICE

£220,000

An exciting opportunity to transform a substantial barn into a stunning three-bedroom residence, with consent for change of use and alteration in place.

Ullyotts Est. 1891 Estate Agents

01377 253456



3 | 1 | 2 | Off Road Parking

Barn Conversion, Cottage Farm, Foxholes, YO25 3QS

An exceptional opportunity to transform this substantial barn into an impressive three-bedroom country residence, with planning consent already in place for its change of use and conversion. Offering the perfect blend of character and contemporary rural living, the proposed accommodation is complemented by a private garden area and two allocated parking spaces.

Further enhancing the appeal of this unique opportunity, there is also the rare option to purchase an additional covered barn situated to the rear of the property.

Existing plans feature what could be a stunning main living room with vaulted ceiling and potentially exposed stone walls of the original building creating a striking focal point. and a wonderful sense of space. The staircase would lead off to the first floor with the remaining ground floor accommodation incorporating a kitchen, utility and ground floor bedroom.

The first floor would feature two further bedrooms, both benefitting from their own en-suite facilities, creating a practical and well-balanced layout ideal for modern family living or those seeking a characterful country home.

Notices of Decision were granted by North Yorkshire Council on 29 April 2025, subject to conditional sale to a local buyer. A revised permission was subsequently granted on 24 June 2026, removing the said condition. Copies of both planning decisions are available within this property listing for prospective purchasers to review.

FOXHOLES

Foxholes is a charming village nestled within a sheltered valley at the heart of the picturesque Yorkshire Wolds. Although situated within North Yorkshire, the village benefits from a Driffield postal address and postcode. The village has a welcoming community atmosphere, with its newly built Community Hall serving as a central hub for a variety of social activities and local events. The surrounding countryside offers an attractive rural setting, with the road leading towards the renowned Ganton Golf Course, making this an appealing location for those seeking a peaceful village lifestyle while enjoying the beauty and recreational opportunities of the Yorkshire Wolds.





Accommodation

PROPOSED LAYOUT The proposed layout features a large open plane lounge/ dining space, kitchen, cloakroom with WC, rear hall, ground floor bedroom with en-site all on the ground floor. The first floor features 2 further bedrooms, both with en-suites.

VIRTUAL TOUR The building has been historically semi lived in and as such, there are an arrangement of rooms.

Our virtual tour allows a look inside the building how it is arranged now though the proposed layout does change this somewhat.

OUTSIDE The property forms part of a unique courtyard development with right of way over the courtyard and two car parking spaces to the front. There is a vehicle right of access to the rear of the property, and as such, garages could be constructed (subject to planning consent) or additional parking plus garden area.

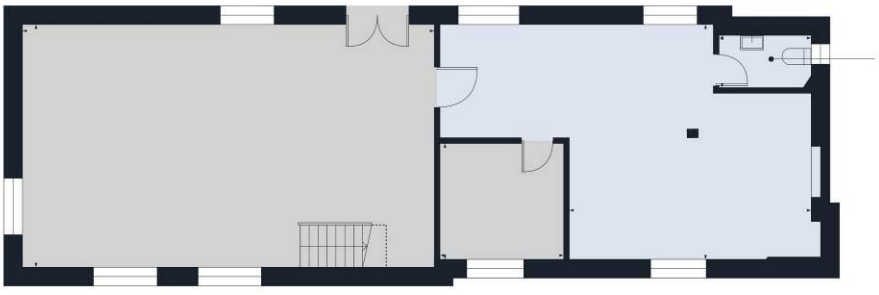
ADDITIONAL BARN Vendors of the property are happy to discuss the proposed sale of an additional agricultural building located to the rear of this property. There could be an option to have exclusive rights to purchase this for a period of 3 years from the purchase of the main barn. All enquiries are welcome in this regard.

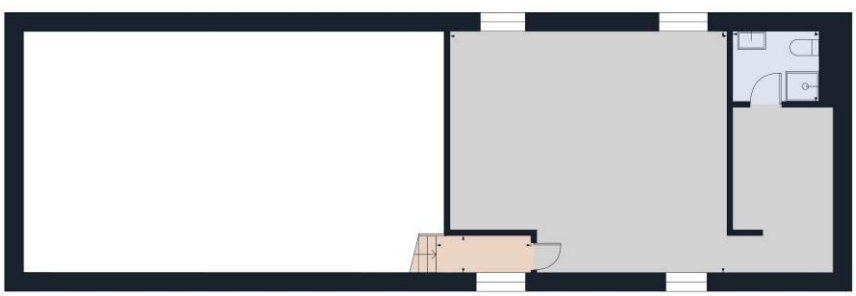
TENURE We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES There are no services connected to the property. Proposed purchasers are invited to make their own enquiries relating to the provision of electricity and water on site. Mains drainage.

NOTE Heating systems and other services have not been checked.
All measurements are provided for guidance only.
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.
Floor plans are existing layouts for illustrative purposes only.

VIEWING Strictly by appointment with Ullyotts 01377 253456 - Option 1. Regulated by RICS

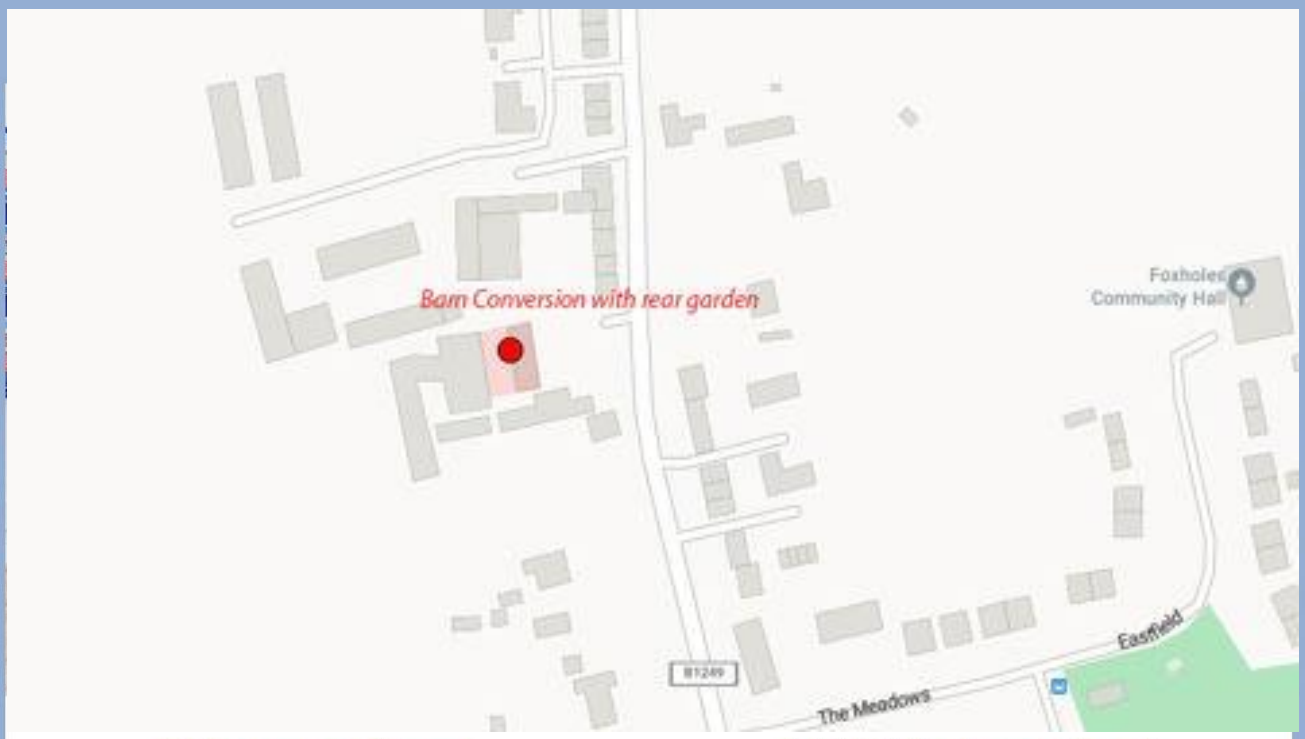




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