



## 3 Raygill Farm Barns, Lothersdale, BD20 8FZ

**Asking Price £545,000**

- THREE BEDROOM PROPERTY
- GARAGE
- GROUND FLOOR W.C
- ENSUITE MASTER BEDROOM
- EXTENSIVE STORAGE LOFT
- STAMP DUTY PAID - MAIN RESIDENCE BUYERS ONLY
- WALLED GARDEN
- OPEN PLAN LIVING/DINING/KITCHEN AREA
- CHARMING TURRETED FOLLY
- VIEWING A MUST

## 3 Raygill Farm Barns, Lothersdale BD20 8FZ

STAMP DUTY PAID! Main residence buyers only - Raygill Farm Barns is an exclusive and charming development, accessed via a private driveway, nestled on the outskirts of the picturesque village of Lothersdale. This intimate collection of homes has been thoughtfully transformed from original farm buildings into luxurious contemporary residences. We are delighted to present Plot 3, a truly unique three bedroom property that includes its very own turreted folly. Currently at the first-fix stage, with completion imminent, this remarkable home is designed to offer a seamless blend of modern comfort and rural charm.



Council Tax Band: New Build



## PROPERTY DETAILS

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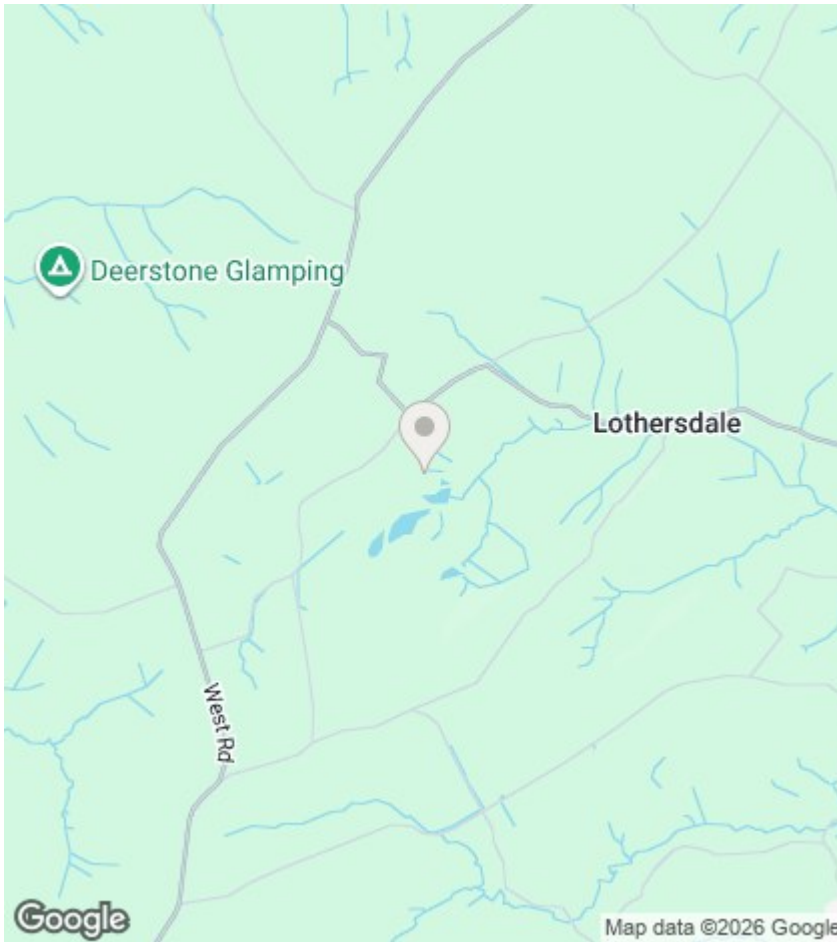
Spread across two beautifully designed floors, the property provides versatile and contemporary living spaces, all set within walled gardens. A spacious entrance hall welcomes you with an elegant open staircase, leading to a thoughtfully designed layout. The ground floor features a cloakroom, a utility room, and a stunning open plan living, dining, and kitchen area, where large picture windows and doors flood the space with natural light while offering breathtaking views of the surrounding countryside. These doors also provide direct access to the garden, seamlessly connecting indoor and outdoor living.

Ascending to the first floor, a generous landing leads to the impressive master bedroom, which boasts a striking feature ceiling, access hatch to the open folly space and loft hatch with pull down ladder to the extensive storage loft with power. The en-suite shower room adds a touch of luxury, while two further spacious double bedrooms and a beautifully designed four-piece house bathroom complete the upper level.

Outside, Plot 3 enjoys walled gardens at both the front and rear, creating a private and tranquil retreat. A double garage, equipped with an electric vehicle charging point, and an additional walled parking space provide ample parking options.

Raygill Farm Barns is set against a stunning rural backdrop in one of the most sought-after locations in the area. Lothersdale is a delightful village offering a superb primary school, a recreational park, and a welcoming village pub. Despite its peaceful countryside setting, the development offers excellent connectivity, with convenient access to nearby towns and villages. For commuters, train links in the neighbouring villages of Conoley and Steeton provide direct routes to larger business hubs.

For those seeking a distinctive home brimming with character, nestled in breathtaking countryside, Plot 3 at Raygill Farm Barns presents an exceptional opportunity.



## Directions

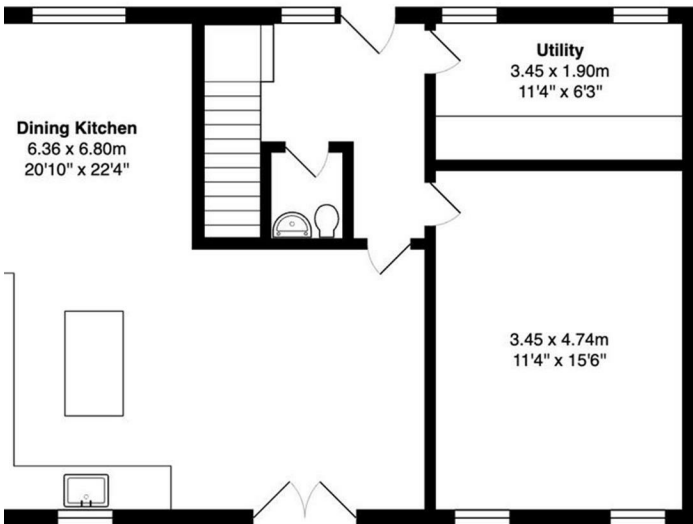
## Viewings

Viewings by arrangement only. Call 01756 753341 to make an appointment.

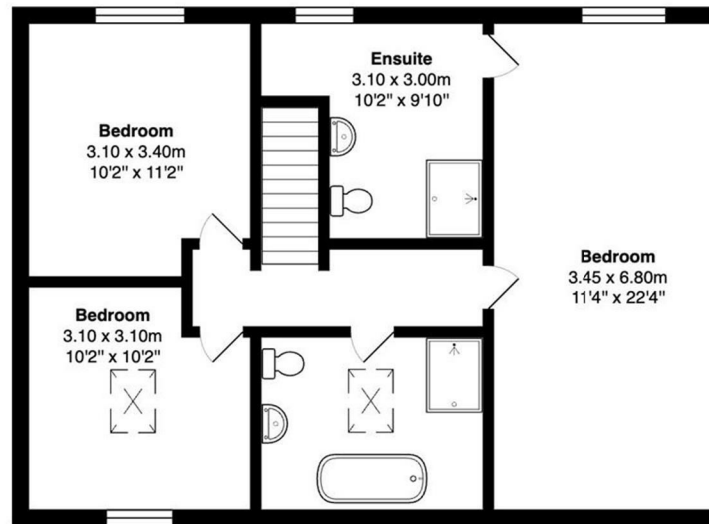
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Ground Floor



First Floor

Total Area: 135.5 m<sup>2</sup> ... 1459 ft<sup>2</sup>

All measurements are approximate and for display purposes only