



**CARVERS**  
SALES & LETTINGS

Great North Road  
Middleton Tyas, Richmond, DL10 6PA  
Price £500,000

Barn Conversion



Packed with potential and features, this stone built barn conversion just outside the village of Middleton Tyas is sure to attract attention. This wonderful family home is part of a period farm building, converted for residential use in the late 1980s. Of an impressive size, the property holds ample parking, a useful garage and an attached paddock of around 1/3 of an acre, ideal for equestrian use or as a huge garden. Internal accommodation consists of an entrance hallway, living room with impressive solid fuel fire, dining area open into kitchen and ground floor shower room. the first floor holds three generous double bedrooms, one with en-suite shower room a main family bathroom upstairs and downstairs shower room. The attic is also boarded and insulated offering additional useful room. Externally the property offers ample off street parking, a lawned area to the front and the aforementioned paddock to the rear which also offers a fantastic modern greenhouse with internal temperature control system. In need of some modernisation in places, this could be the ideal rural family home. EPC rating F, North Yorkshire Council tax band E.



- Stone Built Barn Conversion
- Three Bedrooms
- Two Reception Rooms
- Rural Location
- Adjoining 1/3 Acre Paddock or Large Garden
- Three Bathrooms
- Ample Parking and Garage
- In Need of Some Updating

### General Information

Tenure: Freehold

Services: LPG central heating, mains electric, water and waste tank drainage.

Double glazing

Local Authority: North Yorkshire Council (Tax Banding E)

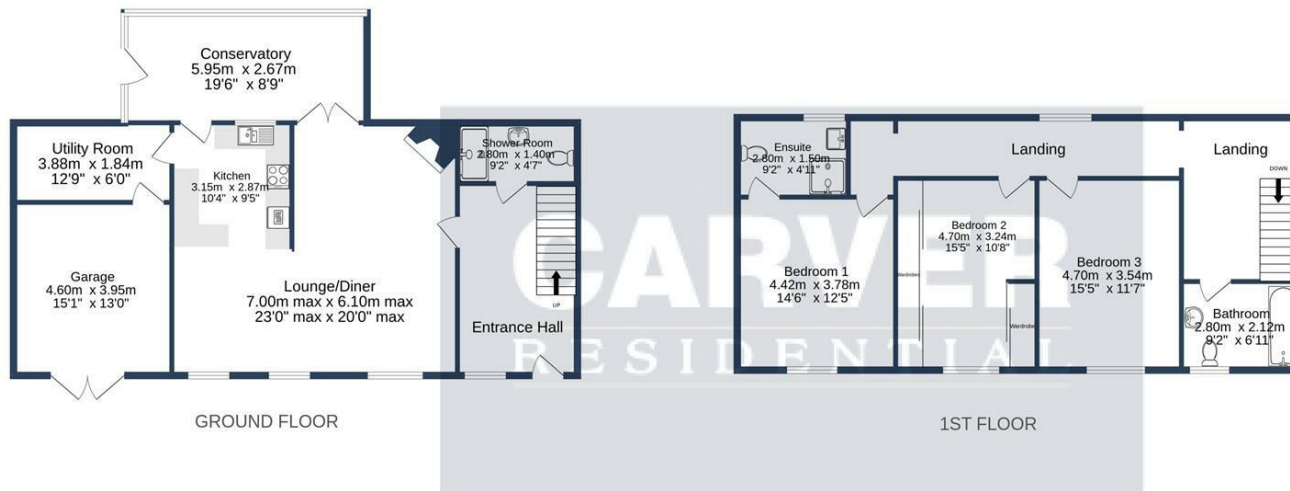
### Buyer Identification Check

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

### Property Size Reference

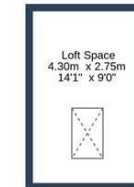
Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)





MORRIS GRANGE, MIDDLETONTYAS, DL10 6PA.

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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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>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	31	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Property size taken from EPC  
1485.00 sq ft

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The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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