

Leeds Road, Tadcaster, North Yorkshire, LS24 9NE

Asking Price £575,000

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Hunters Wetherby are proud and excited to bring to the market this charming Barn Conversion nestled in the charming village of Toulston, Tadcaster which is located literally a stones throw away from the highly regarded Tadcaster Grammar school.

This exquisite barn conversion offers countryside views and the accommodation itself offers a unique blend of rustic charm and modern living. This delightful property boasts ample space for families or those who enjoy entertaining.

This exceptional link detached barn conversion is set in a tranquil semi-rural location and offers over 2,365 square feet of bright, spacious living space. With a log burner, south-facing garden, and stunning views along with sounds of birds singing , it is truly remarkable. If you are looking for a property that is full of character, charm & warmth then is certainly the home for you.

Upon arrival, the property makes an unforgettable first impression. You enter through the large entrance hall, which leads to a generous formal living room featuring a log burner which would create the perfect ambience in colder months . There is also a convenient guest WC where you will find plumbing for a washing machine and space for a tumble dryer. The open-plan kitchen, living, and dining area includes a snug, creating a fantastic space for socialising or home working with colour schemes that enhance relaxation and comfort.

The little touches throughout include stripped oak doors, engineered flooring and top of the range ELKATHERM radiators which are operated from an app and you can manage them room by room.











The stunning kitchen is well equipped with a range of fitted appliances and features which include a range of wall and base units, central island with Quartz worksurfaces, wine fridge, Dishwasher, Induction hob, extractor, space for an American style fridge freezer and provides access to the beautiful garden. You'll appreciate the beautiful beams that add character and charm to the space.

Upstairs, the home boasts four spacious double bedrooms each having there own character, along with a modern house bathroom that includes both a separate shower and bath offering ultimate luxury. There is even a wall mounted TV to watch whilst relaxing in the bath perfect for some quiet time and underfloor heating.

Set within beautiful mature gardens, the property offers various outdoor seating and entertaining areas. With picturesque views across open farmland, it provides a perfect private setting for relaxation or gatherings. The front garden is adorned with plants, shrubs, and flowers, while the property also features a driveway and a double garage.

In 2004, planning approval was granted to construct a bedroom and bathroom above the double garage which the current owner has the plans for.

High Moor Mews is situated in the peaceful countryside of Toulston, offering a tranquil setting with excellent access to nearby Tadcaster, York, and Leeds. Surrounded by open farmland and scenic walking paths, this location provides a unique combination of rural seclusion and convenience, with easy commuting options via the A64 and A1(M).

Tadcaster, close by, offers everyday amenities and educational facilities, while York and Leeds provide extensive shopping, dining, and rail connections, including direct trains to London. The surrounding area features charming villages and popular country pubs, making it perfect for those seeking a relaxed yet well-connected lifestyle.

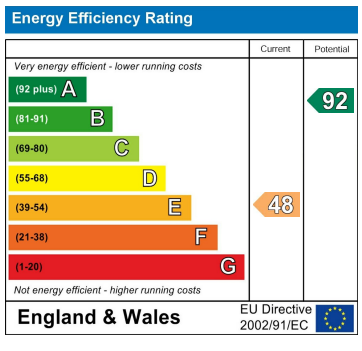












DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Total area: approx. 213.3 sq. metres (2296.0 sq. feet)

All measurements are approximate and display purposes only.
Plan produced using PlanUp.

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01937 588228 | Website: www.hunters.com

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