

Forest Lane, York YO61 1TT

£400,000

Stephensons
land & new homes



Plot 3 is a beautifully appointed three-bedroom barn conversion combining contemporary open-plan living with the charm and character of a traditional rural setting.

Tenure: Freehold
Broadband Coverage: Up to 1000 Mbps download speed*
EPC Rating: TBC
Council Tax: TBC

*Download speeds vary by broadband providers so please check with them before purchasing.

Imagery Disclaimer: The CGI's and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

The heart of the home is a spacious open-plan kitchen, dining and sitting room, creating a bright and sociable living space ideal for both everyday family life and entertaining. Large glazed openings provide an abundance of natural light while offering seamless access to the private garden, strengthening the connection between the interior and the surrounding landscape.

The accommodation includes a generous principal bedroom, together with two further well-proportioned bedrooms that provide flexibility for family living, guests or a home office. A modern family bathroom, additional cloakroom and separate utility room offer practical convenience and enhance the home's functionality.

Externally, the property enjoys a generous sized garden, dedicated parking and attractive views across the development and surrounding countryside.

Finished to a high specification throughout, Plot 3 has been designed with energy efficiency and modern living in mind while retaining the architectural character of its agricultural origins. The result is a stylish and comfortable home that successfully blends traditional barn aesthetics with contemporary design.

Accommodation

- Three bedrooms
- Spacious open-plan kitchen, dining and living area
- Contemporary family bathroom & en-suite
- Utility room
- Generous sized Garden
- Dedicated off-road parking
- Energy-efficient specification
- Rural village setting

This exceptional home offers the perfect balance of countryside tranquillity and modern convenience, making it ideally suited to families, professionals and those seeking a high-quality village lifestyle.

Partners:

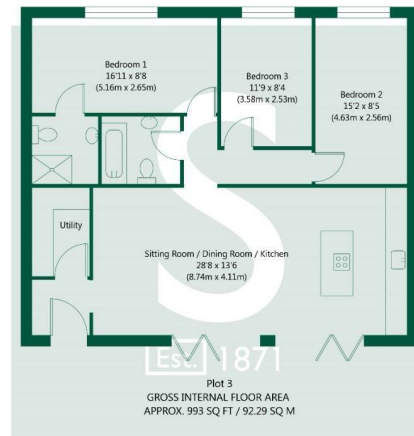
J F Stephenson MA (Cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg. dip MRICS
O J Newby FNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)
E G Newby MRICS
T Brooks MNAEA

York: 01904 625533
Boroughbridge: 01423 324324
Easingwold: 01347 821145
Selby: 01757 706707
Haxby: 01904 809900

Associate Partners:

N Lawrence
I Jarvis MNAEA

The Oaks, Alne



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 993 SQ FT / 92.29 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.