



GRANARY BARN
NORMANBY, SINNINGTON, YORK

Cundalls



GRANARY BARN WESTFIELD LANE, NORMANBY, SINNINGTON YORK

Kirkbymoorside 4 miles, Pickering 6 miles, Malton 8 miles, Helmsley 10 miles, York 24 miles
Distances Approximate

A HUGELY APPEALING FOUR-BEDROOM BARN CONVERSION, TOGETHER WITH A SELF-CONTAINED ONE-BEDROOM HOLIDAY COTTAGE/ANNEXE, SEPARATE OFFICE SUITE, STABLES & GARAGE BLOCK SET WITHIN A SUPERB 3 ACRE PLOT MADE UP OF ATTRACTIVE GARDENS & Paddock LAND.

GRANARY BARN: ENTRANCE HALL – KITCHEN/DINING ROOM – SITTING ROOM – GARDEN ROOM – INNER HALL – SNUG
GUEST CLOAKROOM – BOOT ROOM – LAUNDRY ROOM – MUSIC ROOM
GALLERIED LANDING – MASTER BEDROOM – EN-SUITE BATHROOM – THREE FURTHER BEDROOMS – HOUSE BATHROOM – SHOWER ROOM

HOLIDAY LET/ANNEXE: OPEN-PLAN KITCHEN/DINING/LIVING SPACE – DOUBLE BEDROOM – BATHROOM & WC

OFFICE SUITE: TWO SPACIOUS ROOMS WITH CLOAKROOM & SHOWER FACILITIES

EXTERNAL FEATURES: THREE-BAY GARAGE – EXTENSIVE GRAVELLED PARKING – LANDSCAPED GARDENS & GROUNDS
GRASS PADDOCKS – STABLE BLOCK – FIELD SHELTER

GUIDE PRICE £1,295,000

FREEHOLD

The sale of Granary Barn offers an opportunity to acquire a hugely appealing lifestyle property consisting of a spectacular four-bedroom barn conversion, together with a self-contained one-bedroom holiday cottage/annexe, a separate office suite and stable block, all set within a superb plot of 3 acres, made up of attractive gardens and paddock land in an edge of village setting with open views.

The principal house is a beautifully appointed four-bedroom barn conversion of almost 3,000sq.ft, which reveals well-proportioned and characterful accommodation with an excellent standard of finish and huge amount of natural light. In brief it comprises entrance hall, kitchen/dining room, sitting room, garden room, inner hall, snug, guest cloakroom, boot room, laundry room and music room. Upstairs, a galleried landing gives access to a total of four double bedrooms, two of which have en-suite bathrooms along with a further shower room.

Linked to the main house, but completely self-contained, is a first-rate one-bedroom holiday cottage/residential annexe. This provides income-earning potential or an ideal home for dependent family and has an overall floor area of over 560sq.ft. A second driveway provides additional versatility, enabling the cottage to have its own point of entry. The adjacent office suite offers similar potential or as an excellent option for anyone looking to run their own business from home.

The property enjoys a lovely plot on the edge of Normanby and affords an excellent level of privacy. Occupying an enviable plot of approximately 3 acres, it is approached via a gravelled driveway, leading to a triple garage block with log store. The site is divided into well maintained gardens and grass paddocks served by a timber stable block and field shelter.

Normanby is an unspoilt rural village located within the Vale of Pickering, approximately equidistant between the Georgian market towns of Kirkbymoorside and Pickering. Malton and Helmsley are also within very easy reach and each of the Ryedale Market Towns offer a wide range of amenities, including a railway station at Malton with regular services to the mainline station of York from where London can be reached in less than 2 hours. Normanby itself benefits from a church, village pub, access to miles of footpaths and bridleways, and is within catchment for Sinnington Community primary school.

GRANARY BARN

ENTRANCE HALL

5.5m x 3.1m (18'1" x 10'2")

Staircase to the first floor. Oak flooring. Two wall light points. Recessed spotlights. Understairs cupboard. Casement window. Radiator.



KITCHEN / DINING ROOM

6.0m x 5.5m (19'8" x 18'1")

A double aspect room with French windows opening to the garden and a range of recently updated kitchen cabinets with quartz work surfaces, incorporating a double bowl ceramic sink unit, Rangemaster range cooker with extractor hood, fridge freezer, dishwasher and wine fridge. Island unit with breakfast bar. Oak flooring. Recessed spotlights. Two radiators.



SITTING ROOM

6.1m x 5.5m (20'0" x 18'1")

A double aspect room with windows to two sides. Cast iron wood burning stove by Town & Country Fires, set on a herringbone brick hearth, within a huge fire surround with oak beam and feature side oven. Exposed beam. Recessed spotlights. Television point. Telephone point. Two radiators.



GARDEN ROOM

4.4m x 4.0m (max) (14'5" x 13'1")

A triple aspect room in the form of a wheelhouse, with floor to ceiling windows within an oak frame, and two sets of French doors to outside. Oak flooring. Recessed spotlights. Radiator.

INNER HALL

Oak flooring to part. Two casement windows and a stable door to outside. Radiator.

SNUG

4.4m x 4.4m (14'5" x 14'5")

A double aspect room with windows to two sides. Oak flooring. Television point. Two radiators.

GUEST CLOAKROOM

2.7m x 1.0m (8'10" x 3'3")

White low flush WC and wash basin. Extractor fan. Oak flooring. Casement window. Radiator.

BOOT ROOM

3.2m x 2.6m (10'6" x 8'6")

Fitted storage cupboards. Exposed roof truss. Oak flooring. Radiator.

LAUNDRY ROOM

3.2m x 2.6m (10'6" x 8'6")

Range of kitchen cabinets incorporating a single drainer ceramic sink unit. Automatic washing machine point. Space for a tumble dryer. Cupboard housing a Worcester oil-fired central heating boiler. Clothes airer. Oak flooring. Exposed roof truss. Extractor fan.

MUSIC ROOM

6.5m x 3.9m (21'4" x 12'10")

Exposed beams and roof truss. Two conservation style roof lights, French doors to outside and a series of casement windows. Oak flooring. Radiator.



FIRST FLOOR

GALLERIED LANDING

3.6m x 3.0m (11'10" x 9'10")

Range of fitted storage cupboards. Two wall light points. Exposed beams. Conservation roof light and casement window on the half-landing. Radiator.

BEDROOM ONE

4.4m x 3.6m (14'5" x 11'10")

Vaulted ceiling with exposed beams. Range of fitted wardrobes and drawers. Three wall light points. Recessed spotlights. Television point. Casement window. Dressing area with conservation roof light. Radiator.



EN-SUITE BATHROOM

2.5m x 1.7m (8'2" x 5'7")

White suite comprising bath, walk-in shower cubicle, wash basin and low flush WC. Extractor fan. Electric shaver point. Heated towel rail.

INNER LANDING

Exposed beams. Cupboard housing the pressurised hot water cylinder. Casement window. Conservation style roof light. Recessed spotlights. Radiator.

BEDROOM TWO

3.7m x 3.6m (max) (12'2" x 11'10")

Loft hatch. Casement window and conservation style roof light. Radiator. Door connecting to the house bathroom.



HOUSE BATHROOM

3.1m x 2.2m (10'2" x 7'3")

White suite comprising bath, walk-in shower cubicle, wash basin and low flush WC. Extractor fan. Conservation style roof light. Door connecting to Bedroom Two. Radiator.



BEDROOM THREE

4.2m x 2.7m (min) (13'9" x 8'10")

A double aspect room with two casement windows and a stable door opening onto the granary steps. Fitted wardrobe. Radiator.

BEDROOM FOUR

5.0m x 2.7m (min) (16'5" x 8'10")

A double aspect room with three casement windows. Fitted wardrobe. Radiator.



SHOWER ROOM

1.8m x 1.8m (max) (5'11" x 5'11")

White suite comprising walk-in shower cubicle, wash basin and low flush WC. Extractor fan. Radiator.

HOLIDAY LET / ANNEXE



OPEN-PLAN KITCHEN/DINING/LIVING SPACE

7.8m x 4.0m (25'7" x 13'1")

A superb, open-plan space with vaulted ceiling, exposed beams and roof trusses. Range of kitchen cabinets with solid wood worksurfaces, incorporating a ceramic sink unit, electric cooker and extractor hood. Automatic washing machine point. Dishwasher point. Cast iron wood burning stove set on a stone hearth, within an exposed brick surround. Glazed doors to two sides, in addition to a pair of full-length casement windows. Two radiators.



DOUBLE BEDROOM

4.0m x 3.6m (13'1" x 11'10")

Recessed spotlights. Television point. Loft hatch. Casement window. Radiator.

BATHROOM & WC

2.7m x 1.7m (min) (8'10" x 5'7")

White suite comprising bath, walk-in shower cubicle, wash basin and low flush WC. Tiled floor. Extractor fan. Recessed spotlights. Heated towel rail.



OFFICE SUITE



ROOM ONE

4.2m x 4.2m (13'9" x 13'9")

Recessed spotlights. Casement windows to two sides and French doors onto a covered deck. Electric radiator.

ROOM TWO

4.6m x 4.3m (max) (15'1" x 14'1")

Measurement includes a small shower room and cloakroom with WC and wash basin. Recessed spotlights. Telephone point. Loft hatch. Two casement windows. Electric radiator.

GARDENS, GROUNDS & LAND

The property is set within an overall plot of approximately 3 acres, made up of formal gardens, extensive gravelled parking and grass paddocks served by a stable block and timber field shelter. The gardens themselves feature extensive lawn, well-stocked shrub borders, a variety of specimen trees and an especially attractive paved and cobbled terrace between the house and cottage.

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GARAGE 5.0m x 3.1m (16'5" x 10'2")

DOUBLE CARPORT 5.9m x 5.0m (19'4" x 16'5")

LOG STORE 3.0m x 1.0m (9'10" x 3'3")

STABLE BLOCK 13.3m x 3.7m (43'8" x 12'2") (measured externally)
(two loose boxes, tack room & tractor shed)

GENERAL INFORMATION

Services: Mains water and electricity.

Drainage is to a private sewage treatment plant.

Oil-fired central heating.

Council Tax: Band: F (North Yorkshire Council). The holiday cottage is commercially rated, but subject to small business rate relief.

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO62 6RJ.

EPC Ratings: Granary Barn: Current: D76. Potential: C75.

The Old Byre: Current: D67. Potential: B89.

Viewing: Strictly by prior appointment through the Agent's office in Malton.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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