



Oakwood Barns, Healaugh, York

£1,000,000

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Oakwood Barns,
Tadcaster
LS24 8FB

Est. 1871

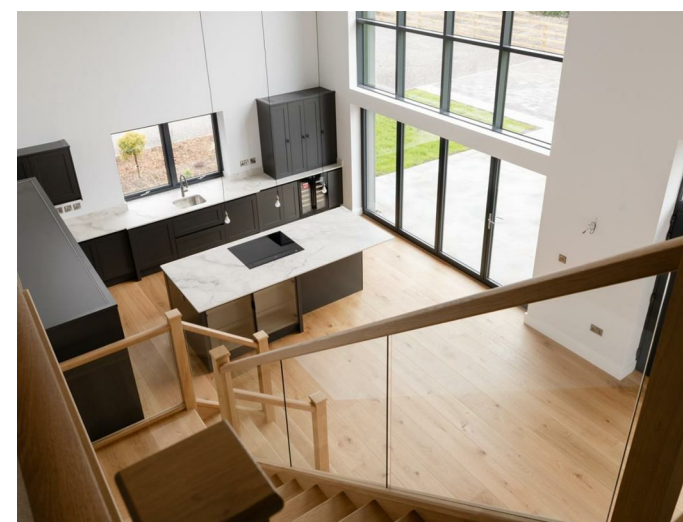
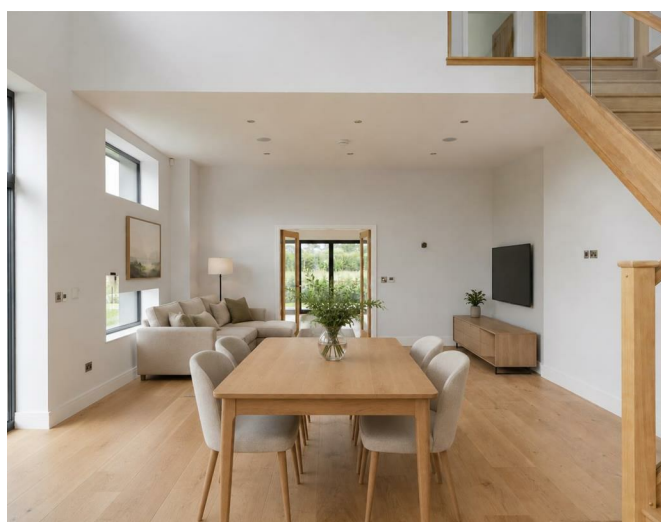
£1,000,000

The final remaining plot on the prestigious Oakwood Barns development presents this exceptional five-bedroom luxury barn conversion, thoughtfully designed to combine contemporary living with timeless character.

Finished to an exacting standard throughout, this outstanding home offers beautifully appointed accommodation extending to over 3,000sq.ft. The property showcases a wealth of premium features including underfloor heating throughout the ground floor, engineered oak flooring, and an impressive range of high-specification kitchen and bathroom fittings.

Designed with sustainability and energy efficiency in mind, the property benefits from air source heat pump technology, while enjoying panoramic views across the surrounding open countryside. Externally, the home is complemented by generous lawned gardens, extensive parking facilities and a substantial integral garage.

At the heart of the home lies the spectacular open-plan living kitchen, an impressive space perfectly suited to modern family living and entertaining. The kitchen is fitted with a contemporary range of bespoke base units complemented by premium work surfaces and a central island. A comprehensive suite of integrated appliances includes fridge and freezer units, a NEFF oven, microwave, warming drawer, dishwasher, wine fridge,

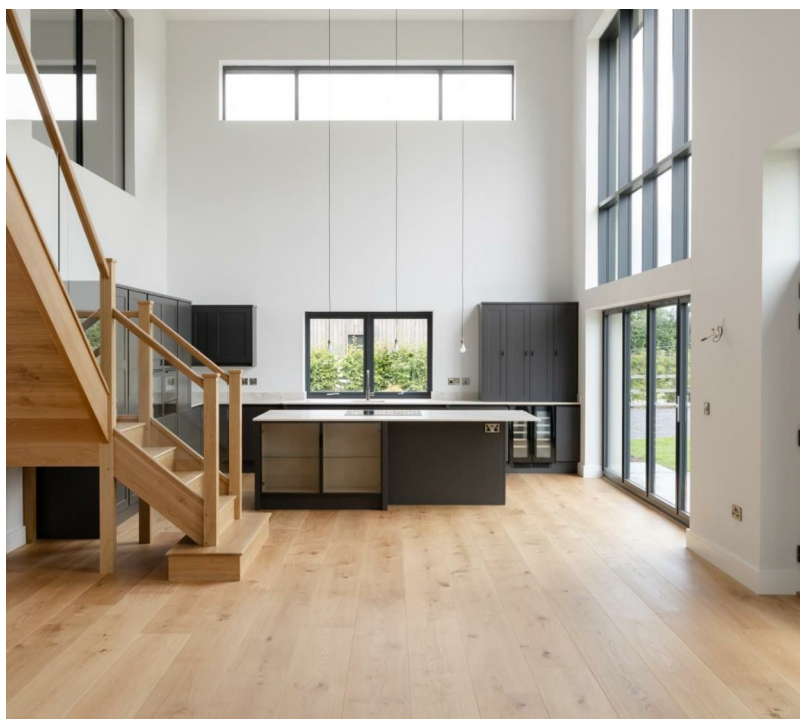


Advantage 10 year structural warranty which is recognised by all major high street bank and building societies for the Council for Mortgage Lenders.

Tenure: Freehold
Services/Utilities: Mains Electricity & Water. Waste is to a Biodisc treatment plant
Broadband Coverage: There is Full Fibre optic broadband installed at the property
EPC Rating: C
Council Tax: TBC
Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent -
Stephensons Estate Agents - 01904 625533

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



Quooker boiling water tap, and a state-of-the-art NEFF induction hob with integrated extractor. Expansive bi-folding doors open onto the gardens, while a striking oak staircase with glazed balustrade provides an architectural focal point.

Leading from the living kitchen is an elegant separate lounge, together with a second reception room currently arranged as a snug. Both reception rooms benefit from bi-folding doors overlooking the rear gardens, creating a seamless connection between indoor and outdoor living. An inner hallway provides access to the integral garage and a stylish ground-floor shower room.

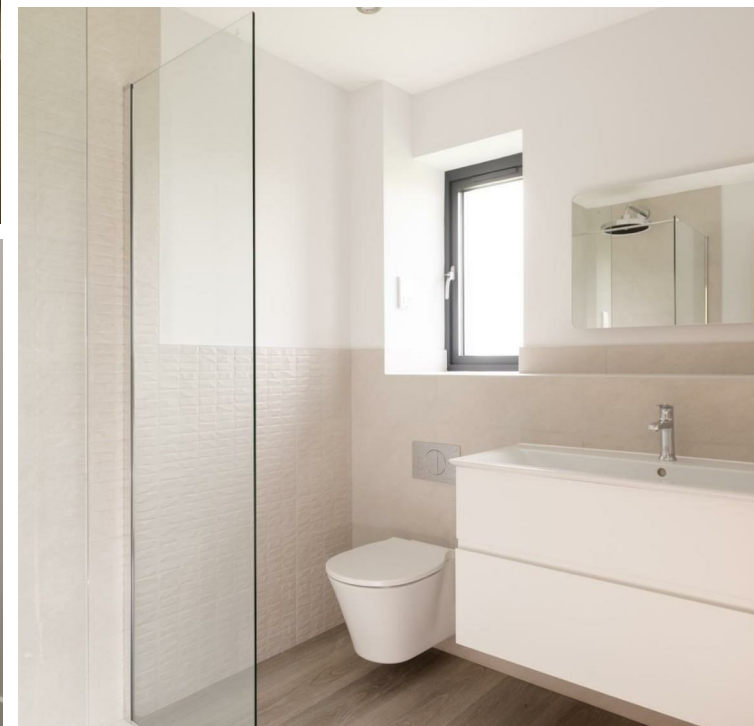
The utility room is equally impressive, offering an extensive range of fitted storage units with matching work surfaces, together with a bespoke pew-style bench and oak shelving. A separate external door provides convenient access to the rear garden.

To the first floor, a spacious galleried landing overlooks the living kitchen below and provides access to all five bedrooms, creating a versatile additional living or study area.

The principal suite is particularly impressive, featuring a stunning three-quarter height feature window, a walk-in dressing area and a luxurious en-suite bathroom. A further guest bedroom also benefits from its own en-suite facilities, while the principal and guest bedrooms enjoy attractive rear-facing aspects across the surrounding countryside.

Bedroom Four is a generously proportioned double bedroom, whilst Bedroom Five offers flexibility as a large single bedroom, home office or study.

Completing the accommodation is an exceptional family bathroom featuring a separate shower enclosure and a freestanding stone bath from the exclusive La Dolce Vita collection. All bathrooms throughout the property are fitted with premium Ideal Standard sanitaryware and incorporate advanced



features including motion-sensitive Solos shower lighting and app-controlled shower systems.

The property is approached from Wighill Lane via a private gravelled driveway serving Plot 6. A substantial parking area, together with an extensive gravelled turning circle, provides excellent off-road parking and access to the remarkable integral garage. A particularly unique feature of the property, the garage offers accommodation for numerous vehicles.

To the rear, a substantial flagged terrace extends directly from the kitchen, creating an ideal space for al fresco dining and outdoor entertaining. The majority of the gardens are laid to lawn, complemented by herbaceous borders and enclosed fenced boundaries.

The property also benefits from an extensive range of cutting-edge technology, including integrated Bluetooth ceiling speakers within the kitchen and dining area, a multimedia network serving all rooms, Cat 6 data cabling, and coaxial cabling for digital television and Sky services. All television connections terminate at a central distribution amplifier, while the Cat 6 network infrastructure is connected via a dedicated switch housed within the media cabinet located in the garage, providing a comprehensive future-proofed home technology solution.

Agents Note: An additional rear paddock is available by separate negotiation, please contact the seller agent for further details



Partners:

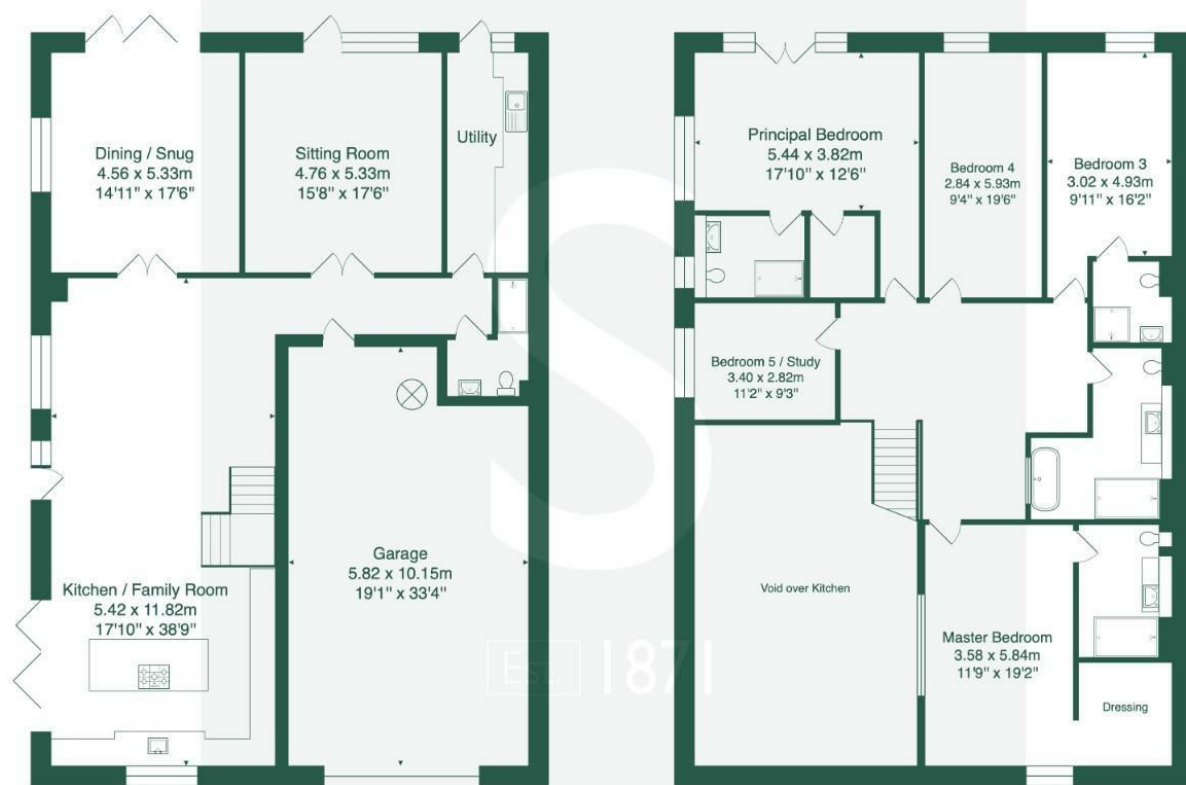
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 R E F Stephenson BSc (Est Man) MRICS FAAV
 N J C Kay BA (Hons) pg. dip MRICS
 O J Newby FNAEA
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Oakwood Barns, Wighill Lane, Healaugh, Tadcaster LS24 8FB



Ground Floor - (Excluding Garage)
 Area: 138.7 m² ... 1492 ft²

First Floor - (Excluding Void)
 Area: 153.2 m² ... 1649 ft²

Total Area: 291.9 m² ... 3142 ft² (Excluding Garage & Void)

All measurements are approximate and for display purposes only.
 Actual position of fixtures, windows and doors may not be accurate and should be independently verified.

