



## Plot 7 Oakwood Barns, Healaugh, York

£1,100,000

**Stephensons**  
estate agents & chartered surveyors



# S

Est. 1871

## Oakwood Barns, Tadcaster LS24 8FB

£1,100,000

A simply stunning development by the renowned JAGA Properties.

Oakwood Barns development comprises a range of bespoke barn conversions within a stunning countryside setting close to York & Leeds.

The property offers 3,142 sq.ft of gross internal living accommodation with the feature room being the stunning living kitchen having a modern range of built-in base units with central serving island and bespoke worktops.

There are integrated fridge and freezer units as well as a NEFF oven, microwave, and warming draw. The kitchen also includes an integrated dishwasher, wine fridge, Quooker tap for boiling water, and a state-of-the-art NEFF induction hob unit with central extractor. Sliding bifold doors overlook the gardens and there is a central oak staircase with feature glass balustrade.

The living kitchen leads through into a separate lounge with an inner hall which accesses the second lounge/snug. Both reception rooms feature bifold doors overlooking the rear garden. There is integral garage access from the inner hall as well as a downstairs shower room with a modern suite. The utility room has an extensive range of high and low level storage cupboard with kitchen matching worktops. There is a bespoke pew bench with matching oak shelving. The utility room also leads out on to the rear garden.



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

Imagery Disclaimer: Some photographs 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.

\*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.



The first floor landing overlooks the living kitchen being a flexible space and accessing all five of the property's bedrooms.

The master bedroom features a stunning  $\frac{3}{4}$  height window and includes a walk-in dressing area and ensuite bathroom. The principal bedroom and guest bedroom are both located at the rear with the principal bedroom having a walk-in wardrobe and both bedrooms benefiting from ensuite bathrooms. Bedroom four is a generous double bedroom with bedroom five being a single room, ideal as a home office or study. Finally, there is a house bathroom with separate shower cubicle with all the bathrooms in the property featuring top of the range Ideal standard fixtures and fittings including movement sensitive Solos shower lightning and phone controlled shower units and a free standing stone bath from the new La Dolce Vita collection.

There is under floor heating throughout the ground floor with radiators to the first floor and all five bedrooms enjoy a stunning open aspect. All windows and doors are aluminium double glazed casements.

The property is set back off Wighill Lane with access off a private gravelled driveway which in turn accesses Plot 7. There is block paved off road parking in addition to a substantial gravelled hardstanding and turning area which in turn accesses the substantial integral garage, which is another very unique feature within this conversion, providing ample space to house 4 vehicles. There is a substantial flagged patio located off the kitchen elevation being an extension of the internal living, ideal for outside entertaining. The majority of the property's gardens are laid to lawn with an herbaceous front border and surrounding fenced boundaries.

Additional Property Information:

All properties in the development are classed as 'New Conversions' with brick cavity walls, steel trussed roof, and composite metal roof panels. Cover is provided by Advantage 10





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

**Sound & Media:** The property features cutting edge technology including bluetooth integrated ceiling speakers to the kitchen/dining area, Multi media network to all rooms, wired with Cat 6 cables for data, coax cables for digital tv & Sky. All tv coax cables are terminated onto a tv distribution amplifier with the cat 6 cables to a switch located in the media cabinet installed in the garage.

**Agents Note:** There is the possibility that additional land to the side and rear of the property could be available by separate negotiation.





## Partners:

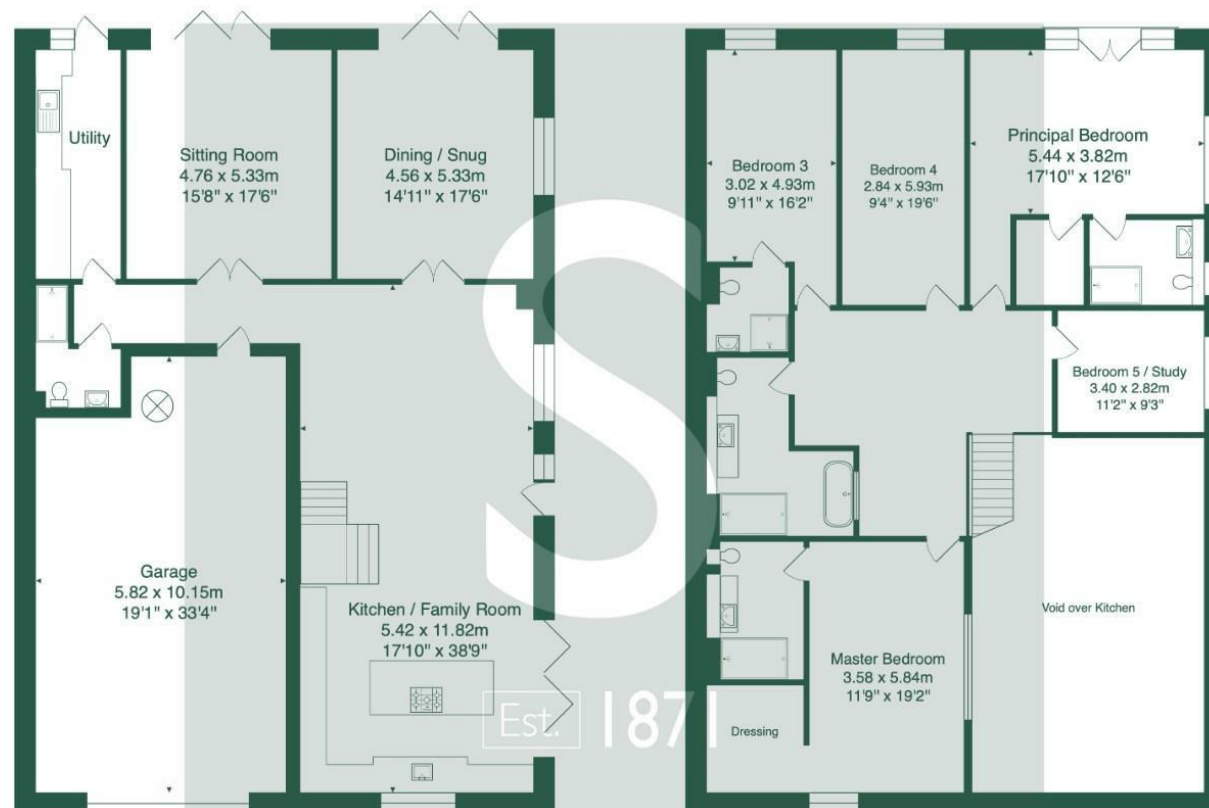
J F Stephenson MA (Cantab) FRICS FAAV  
 I E Reynolds BSc (Est Man) FRICS  
 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg. dip MRICS  
 O J Newby FNAEA  
 J E Reynolds BA (Hons) MRICS  
 R L Cordingley BSc FRICS FAAV  
 J C Drewniak BA (Hons)  
 E G Newby MRICS  
 T Brooks MNAEA

## Associate Partners:

N Lawrence  
 I Jarvis MNAEA

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

## Oakwood Barns, Wighill Lane, Healaugh, Tadcaster LS24 8FB



Ground Floor - (Excluding Garage)  
 Area: 138.7 m<sup>2</sup> ... 1492 ft<sup>2</sup>

First Floor - (Excluding Void)  
 Area: 153.2 m<sup>2</sup> ... 1649 ft<sup>2</sup>

Total Area: 291.9 m<sup>2</sup> ... 3142 ft<sup>2</sup> (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.

