



Ford View Barn, Brookside, Hovingham, York, £695,000

Ford View Barn has been designed by the current vendors and is an exceptional barn conversion of considerable charm, offering three bedrooms, two reception rooms and a versatile detached annexe currently arranged as a workshop and office. Situated in the highly regarded village of Hovingham, within the Howardian Hills Area of Outstanding Natural Beauty, the property enjoys a peaceful setting just off a quiet village lane.

3 x Bed

3 x Bathroom

2 x Reception

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- Stone built barn conversion
- Beautifully designed
- Characterful



- Beamed vaulted ceilings
- Village location
- Very private





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The House

Ford View Barn has been thoughtfully converted to create a home full of character and comfort. The accommodation is arranged to offer flexible living, with two ground floor bedrooms and bathrooms ideal for those wishing to live predominantly on one level, and a further bedroom suite on the first floor with its own bathroom and built in storage. The impressive kitchen breakfast room features a stone flagged floor, vaulted ceiling and ample space for both dining and informal seating. A marble topped breakfast bar with integrated bookshelves adds further practicality and style. The sitting room also enjoys a vaulted ceiling and a wood burning stove, creating a warm and inviting focal point. This space opens into the garden room, where French doors lead directly out to the garden, enhancing the flow of natural light and providing an easy connection to outdoor living.

Additional Barn

In addition to the main house, a separate barn provides two generous rooms currently used as a workshop and office. This offers excellent scope for a variety of uses, including hobbies, home working, storage or potential ancillary accommodation (subject to any necessary consents).

Location

Hovingham is a beautiful village set in the countryside of the Howardian Hills and has many amenities to include; award winning monthly market, Michelin star restaurant, village shop, tennis and bowling clubs and bakery. Helmsley and Malton are both significant market towns within 8 miles, offering an array of further amenities such as supermarkets, banks, cafe's and restaurants along with markets once a week on certain days. The Coast is approximately 30 miles away in one direction and the City of York and all it has to offer is easily accessed in the other.

Kitchen/breakfast room

Cottage style kitchen has a stone floor, bespoke range of base units with granite work tops, breakfast bar and skylights. Solid oak door leads to

Sitting room

This comfortable room with views to the rear, reclaimed oak floor with a multi-fuel burner standing on a stone hearth set within a stone surround fireplace.

Garden Room

This beautiful room has a vaulted beamed ceiling, stone floor, floor to ceiling windows and French windows which when open, make this room an extension of the garden.

Master bedroom

With beamed vaulted ceiling and a picture window to the front of the property, skylights exposed stone gable end this room has a charm all of it's own

En-suite

White three piece suite comprise free standing roll top bath, low level W/C, wash hand basin with vanity cupboard and a solid oak floor

Guest bedroom

Solid oak door leads into the guest bedroom which sits directly underneath the master, with a picture window to the front of the property and a walk in wardrobe.

En-suite

White three piece suite comprise shower cubicle, low level W/C, wash hand basin ed into a marble surround, heated towel rail and solid oak floor.

Bedroom three

Double bedroom has a vaulted beamed ceiling, solid oak floor and views to the rear garden and beyond.

En-suite

White three piece suite comprise shower cubicle, low level W/C, wash hand basin and solid oak floor.

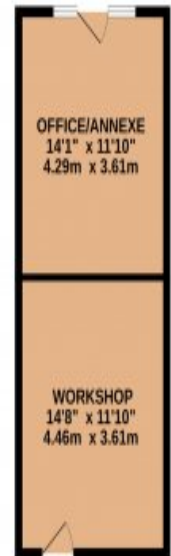
Annexe/gardens

There is a separate annexe currently split into a workshop area, and a versatile room which has a door leading out on to a stone patio area with views over open farm land. The driveway leads to parking for two cars, on entering through a gate there is stone pathway and patio area with wood store, gravelled walkway leading through to the rear garden. This is mainly set to lawn with fenced perimeter, through a further gate is the rented grass paddock (which can be seen on the photographs attached to the websites)

GROUND FLOOR
330 sq.ft. (30.7 sq.m.) approx.

1ST FLOOR
284 sq.ft. (26.3 sq.m.) approx.

ANNEXE
342 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 1671 sq.ft. (155.3 sq.m.) approx.

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