

FOLD YARD BARN

Lund, East Riding of Yorkshire



FOLD YARD BARN

Superbly presented barn conversion with generously proportioned accommodation in the heart of a favourite Wolds village

*Beverley 6 miles • Driffield 7 miles • Hull 16 miles
Malton 21 miles • York 28 miles*

Entrance and staircase hall • sitting room • kitchen/dining room • utility room • cloakroom/wc

4 bedrooms • 3 bathrooms (2 en suite) • house bathroom

Garden shed • 3 parking spaces

Gardens to front and rear

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

Priestley House, 36 Bootham
York, YO30 7BL
sales@blenkinandco.com
01904 671672

blenkinandco.com

Fold Yard Barn, The Green, Lund, East Riding of Yorkshire YO25 9TE

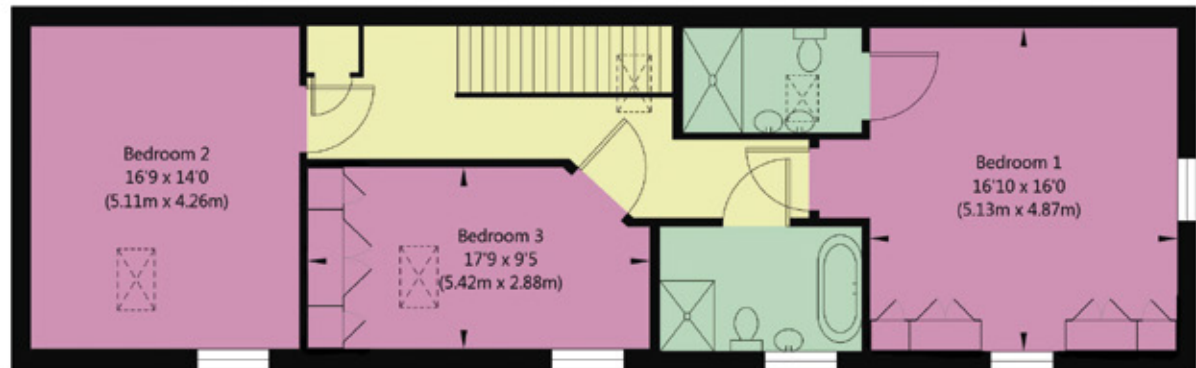
Approximate Gross Internal Floor Area

2552 SQ FT/ 237.1 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1551 SQ FT / 144.13 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1001 SQ FT / 92.97 SQ M

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	77

City

Country

Coast



This striking brick-built barn conversion is a beautifully appointed family home that honours its heritage while sitting seamlessly within the village's vernacular architecture. High ceilings and generously proportioned rooms define the house, with carefully sourced salvaged materials adding depth of character. At its heart is a vaulted, open-plan kitchen, dining and living space extending over 50 ft across two levels and opening west onto the garden.

Lund is a highly sought-after East Riding village, and Fold Yard Barn enjoys views across the Church and village green, with its stone trough and water pump, just a short stroll from the acclaimed gastro pub. Surrounding countryside forms part

of the rolling Wolds, much loved by walkers and cyclists.

- Detached village house and gardens
- Versatile accommodation of more than 2500 sq ft
- Superbly styled and appointed with high specification fittings
- Light and bright with a sunny, south facing orientation to the front
- High vaulted ceilings, and large room sizes including four large bedrooms
- Off-street parking for 3 cars
- Enclosed, west facing garden
- In the heart of the most sought-after village in the East Riding
- Strolling distance to a thriving village pub



Tenure: Freehold

EPC Rating: C

Council Tax Band: F

Services & Systems: All mains services. Oil central heating.

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Local Authority: East Riding of Yorkshire Council
01482 393939
www.eastriding.gov.uk
Conservation area.

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.



This is a high-specification home with underfloor heating to the ground floor and bathrooms all superbly appointed with contemporary fittings. Further features include engineered oak flooring, bespoke louvre shutters, column radiators and a staircase with open oak treads and railings.

Original materials and features abound, enhanced by reclaimed elements that evoke the barn's heritage while sitting comfortably alongside contemporary styling. The oversized original barn doors have been lovingly repurposed, dipped and stripped with ironmongery preserved, complemented by impressive beams, trusses and exposed brickwork throughout.

The handmade country kitchen provides ample space for a large dining table and is beautifully designed with a tiled floor, larder cupboard, granite work surfaces and bespoke island with breakfast bar. Fittings include a Butler sink, granite worktops and integrated Bosch and Neff appliances including a five-ring induction hob and warming drawer. The adjoining utility room incorporates a purpose-built dog shower, while a first-floor laundry cupboard provides additional convenience.

From the kitchen/dining room steps ascend to the sitting room, a dramatic vaulted space with engineered oak flooring and a large multi-fuel stove. There are south facing windows and a fully glazed A-frame on the western elevation with bifold doors that open directly to the garden terrace.



The reception hall is fitted with built-in cloaks/boot cupboards and gives access to a large ground floor bedroom/reception room offering bespoke storage across one wall and served by a generous bathroom/wet room with heated towel rail.

On the first floor are three large bedrooms, one with wall-to-wall wardrobes. A magnificent double-height house bathroom with underfloor heating features a freestanding copper bath from The Cast Iron Bath Company, a large separate shower, basin with vanity unit and heated towel rail. The principal bedroom suite also has fitted wardrobes and enjoys impressive proportions with a vaulted ceiling and views across the church and village green. Its shower room has underfloor heating and includes a double vanity unit, heated towel rail and heated mirror.

Outside

A gravel drive from the village road passes an attractive part-walled garden designed for sitting out and enjoying wraparound sunshine. The drive continues to two allocated parking spaces with electric charger at the side of the house, continuing to an additional space beyond the lawned rear garden. A stone ramp and steps rise to the front door with timer-controlled exterior lighting.





A garden gate gives access to the terrace and rear entrance to the house. From the expansive paved terrace, a broad flight of stone steps flanked by olive trees, lead up to an expanse of lawn that extends westwards with a well-planted border running along the wall trained with flowering climbers. The garden is enclosed by railings and a well-established beech hedge supported by timber post and rail and wire fencing. At the far end is a timber shed and a further parking space adjacent to the oil tank.

Fold Yard Barn has right of access to the drive along with the neighbours who own it.



Environs

Lund is widely regarded as one of the most picturesque villages in the East Riding, set in rolling countryside on the edge of the Wolds between two market towns. It is well known for its Wellington Inn village pub - and the Michelin-starred The Pipe and Glass lies just three miles to the south. The village also benefits from a church and chapel, a new village hall, children's playground and an active online community. Just ten minutes' drive away is Beverley, an historic market town offering an excellent range of shops and amenities including a Minster, racecourse and private golf club. The Yorkshire Coast lies within a half-hour drive.

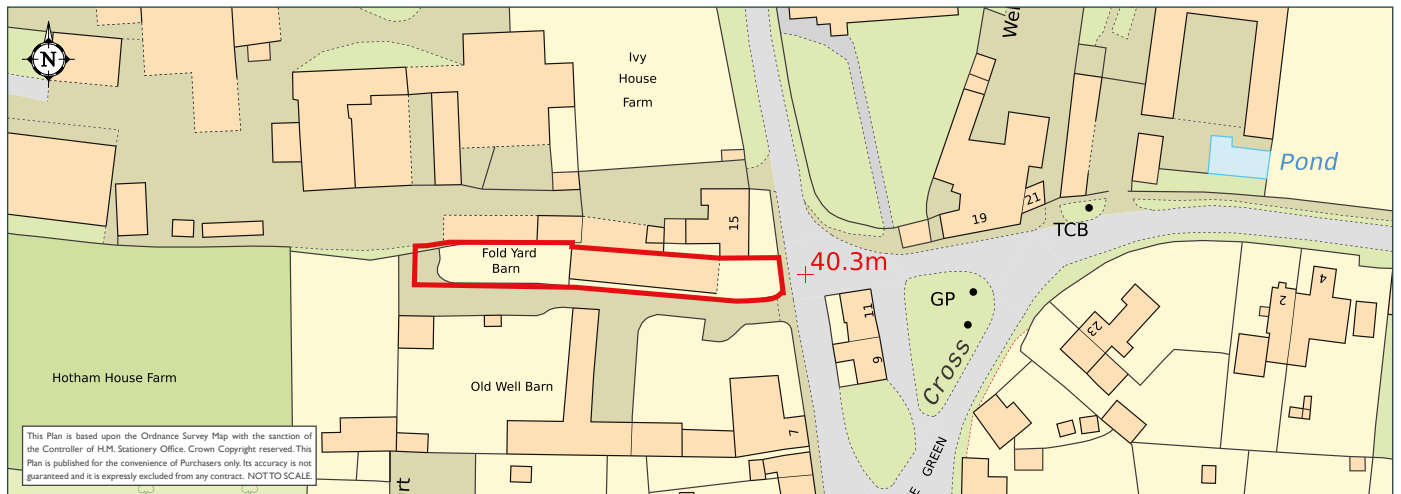
Directions

Follow West End into the village, turn left and then Fold Yard Barn is on the left - the drive next to a traditional lamp post and the church visible to the right.

What3words: ///awestruck.wiser.loft

Viewing

Strictly by appointment.



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