



## Raskelf, York Guide Price £515,000

A simply stunning brand new barn conversion built by local developer Howardian Developments within a former 18th Century rural farmstead located 3.5 miles west of Easingwold and 13 miles north of York. Features include 3 bedrooms, 2 bathrooms, 18'0" (5.49m) long living room and a superb 378 sq ft (35.15 sq m) dining kitchen complemented by a south facing rear garden, open bay garage plus an option to buy a paddock.

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## Spring House Farm Barns

A simply stunning range of 9 new barn conversions providing a contemporary mix of both one level and two storey living spaces. Located half a mile off the Raskelf to Tholthorpe road and created within a range of farm buildings dating back to the 1780's, each of these fabulous new barn conversions will feature slate roofed open bay garages with provision for EV charging points, additional parking spaces, enclosed gardens, double glazing and a combination of LPG fuelled underfloor heating (ground floor only) and radiator heating on the first floors.

Each property will also come with a 10 year peace of mind warranty courtesy of Advantage Home Construction Insurance.

### Inside

An impressive reception hall with staircase and cloakroom/wc leads off into an 18'0" (5.49m) long living room with double doors opening out into a south facing rear garden. The light, airy and spacious dining kitchen features expansive quartz worktops, generous storage and a range of integrated appliances (induction hob, oven, grill, microwave, fridge, freezer and dishwasher) complemented by a quartz topped central island and a useful utility room leading off.

The ground floor also features underfloor heating and oak flooring in the hall, living room and dining kitchen.

The first floor boasts a wealth of exposed beams and a high vaulted ceilings and a landing with oak doors leading off into a fantastic 20'11" (6.38m) long principal bedroom with rural glimpses, dressing room and a luxurious en-suite shower room, 2 further bedrooms and a house bathroom with a dual shower over the bath.

### Outside

The barn comes with a ready turfed front garden, an open bay garage with light and power connected plus generous visitor parking. The south facing part walled rear garden also comes ready turfed and features a paved seating area and gated access onto a service lane.

This barn also comes with an option to purchase a paddock by way of separate negotiation.

### Agent's Note

Please note that all room dimensions are approximate and have been taken off the developer's working drawings and may be subject to changes and each barn will pay an annual service charge for the maintenance of the access road. Further details upon request. Each barn will pay an annual service charge for the maintenance of the access road. Further details upon request.

### Tenure

Freehold

### Services/Utilities

Electricity & water are understood to be connected.

### Broadband Coverage

Up to 76\* Mbps download speed

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

### EPC Rating

New Build

### Council Tax

New Build Rate Not Available Yet - North Yorkshire Council

### Current Planning Permissions

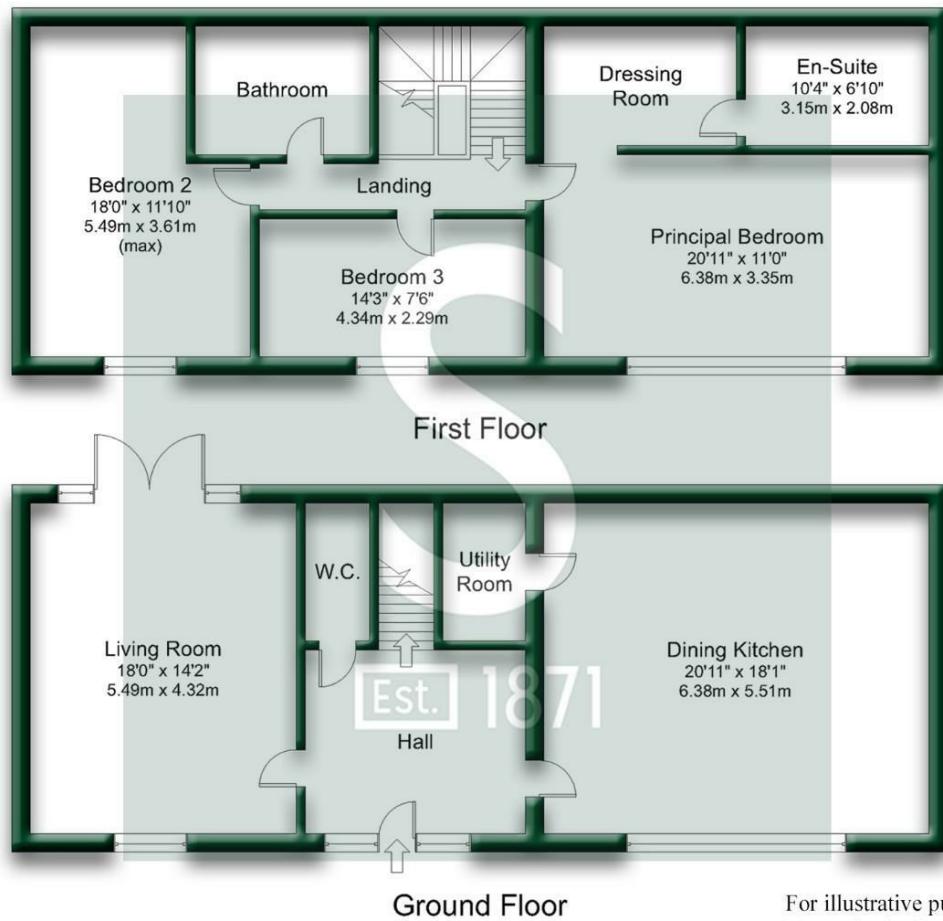
No current valid planning permissions

### Imagery Disclaimer

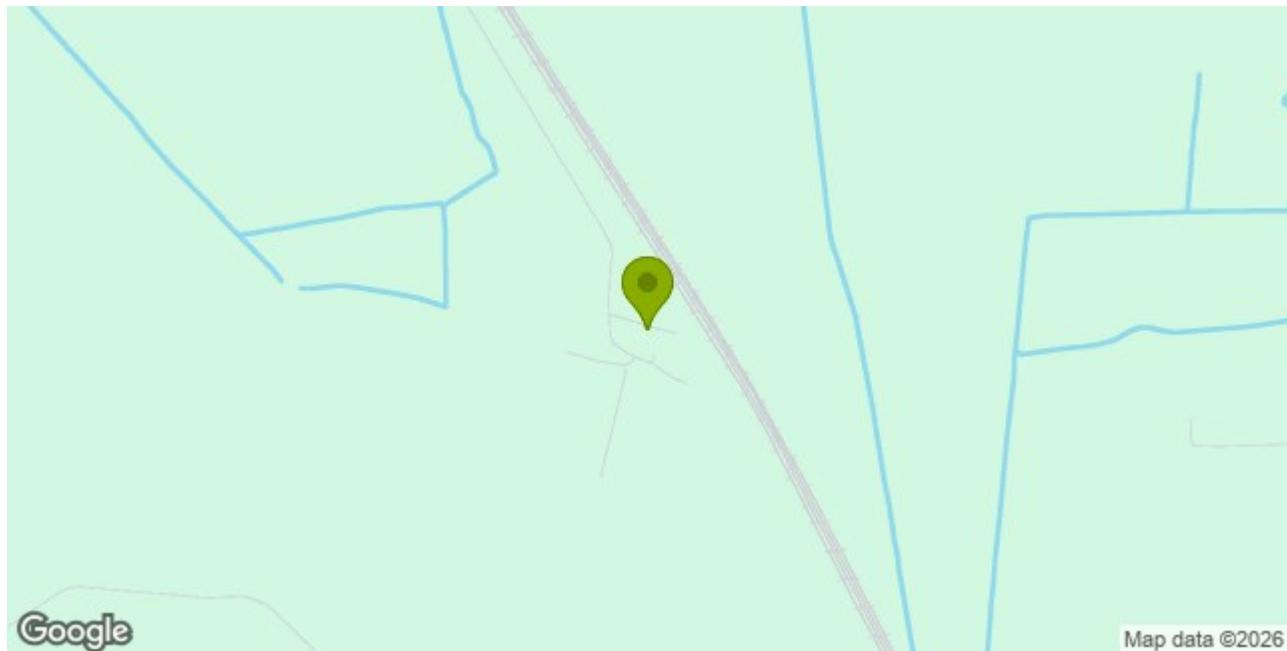
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### Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold



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