



Aldwark, York

£800,000

Stephensons
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York YO61 1UB

Est. 1871

£800,000

Tucked away within glorious gardens and grounds of around one third of an acre, this exceptional barn conversion is set in a picturesque village within easy reach of a host of commuter routes, just 11 miles north of York and on the doorstep of Aldwark Manor, a luxury spa hotel with an 18 hole golf course.

Converted in 2005, the property beautifully blends character and comfort with underfloor heating throughout and versatile ground floor living accommodation that includes a large living room, a stunning 30'8" (9.35m) long dining kitchen and an annexed en-suite double bedroom ideal for guests, multi-generational living or a dependent relative.

A reception hall with cloakroom/wc and doors out into both the courtyard and side garden leads off into an impressive 27'8" (8.43m) long living room with exposed beams, striking floor to ceiling fireplace with wood burning stove and 3 sets of double doors that flood the space with light and open directly onto the rear garden. The stunning 30'8" (9.35m) long dining kitchen is undoubtedly the heart of the home with its dramatic 13'9" (4.2m) high vaulted ceiling and a wealth of exposed beams, was luxuriously restyled in 2019 to provide granite worktops and an oak topped central island, complemented by generous storage and bespoke cabinetry including a superb pantry cupboard, range cooker space, integrated fridge/freezer and a dishwasher.

The expansive ground floor benefits from underfloor heating throughout and includes a practical boot room accessed from the courtyard, complete with built-in storage, larger than average utility room with doors leading off into the storage garage and a versatile annexe.

With its own independent entrance off the courtyard as well as the



Tenure: Freehold
Services/Utilities: Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 1600 Mbps* download speed
EPC Rating: C - 73
Council Tax: G - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

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



utility room, the annexe boasts a high vaulted ceiling, exposed beams and an en-suite shower room is perfectly suited as a guest or relative's bedroom and would equally lend itself to being used as a gym, home cinema or games room

The first floor also benefits from underfloor heating and features a generous linen storage cupboard on the landing and oak doors leading off into a principal bedroom with an en-suite shower room, 2 further bedrooms and a family bathroom. All 3 bedrooms boast high vaulted ceilings, exposed beams and enjoy rear garden and rural views.

Other internal features of note include double glazing and an energy efficient air source heat pump providing underfloor heating on both the ground and first floors.

Timber gates open into an idyllic horseshoe shaped courtyard, shared with the adjoining barn The Dairy, providing parking and access to a useful storage garage.

In total, The Byre enjoys gardens and grounds extending to approximately one third of an acre with the front and side gardens are predominantly laid to lawn and include a paved seating area with pergola, a timber-built storage shed and the original stone hayloft steps which are a charming reminder of the building's heritage.

The larger than average rear garden is a particular highlight, featuring an expansive paved seating terrace with steps rising to a long lawn bordered by mature hedgerows. A summer house and delightful rural views to the rear complete this attractive and private outdoor space.

AGENTS NOTE

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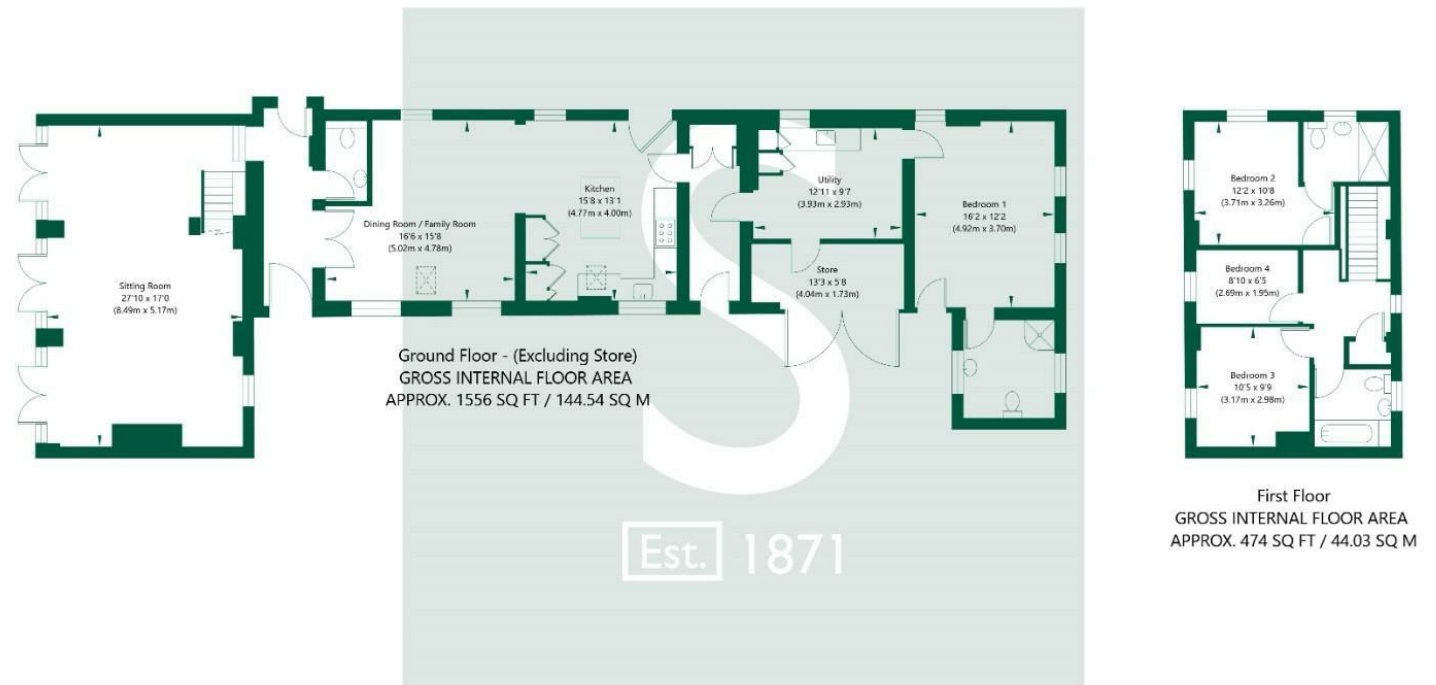
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APPROXIMATE GROSS INTERNAL FLOOR AREA 2030 SQ FT / 188.57 SQ M - (Excluding Store)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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