

Ashtons

Rice Lane, Flaxton, York, YO60 7PZ

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Flaxton, York
YO60 7PZ

£1,250,000

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A truly exceptional barn conversion extending to over 3,000 sq ft, forming a striking blend of contemporary design and original character. Set within the rural surroundings of Flaxton, the property is being created by a highly regarded, award winning local developer and offers a rare opportunity to acquire a substantial, high specification home with a versatile annexe and courtyard setting.

The main barn is arranged around an impressive central hallway with exposed brickwork, restored original king trusses and a dramatic feature window. A bespoke steel staircase with oak treads and glass balustrade rises through the space, enhanced by six metre high ceilings.

The heart of the home is a superb open plan kitchen, dining and living area with 30mm quartz worktops, natural stone flooring and underfloor heating. Large bi fold doors open directly onto the internal courtyard garden. A separate sitting room, utility and store complete the ground floor.

To the first floor, the principal bedroom features a walk in wardrobe and a luxurious five piece en suite with walk in shower, bath and double sinks. There are three further double bedrooms and a stylish four piece family bathroom, all benefiting from the barn's impressive volume and exposed trusses.

To the rear, the annexe incorporates a double garage and a self contained living space with a second kitchen and living room or gym, a four piece bathroom and a double bedroom. It enjoys the same high quality finish, including quartz worktops, underfloor heating, restored trusses, four metre ceilings and a feature window, along with a private raised patio with open field views.

Externally, the property is arranged around an internal courtyard garden of approximately 2,200 sq ft, with parking for around six vehicles. A rare opportunity to acquire a substantial and beautifully designed barn conversion within easy reach of York.

















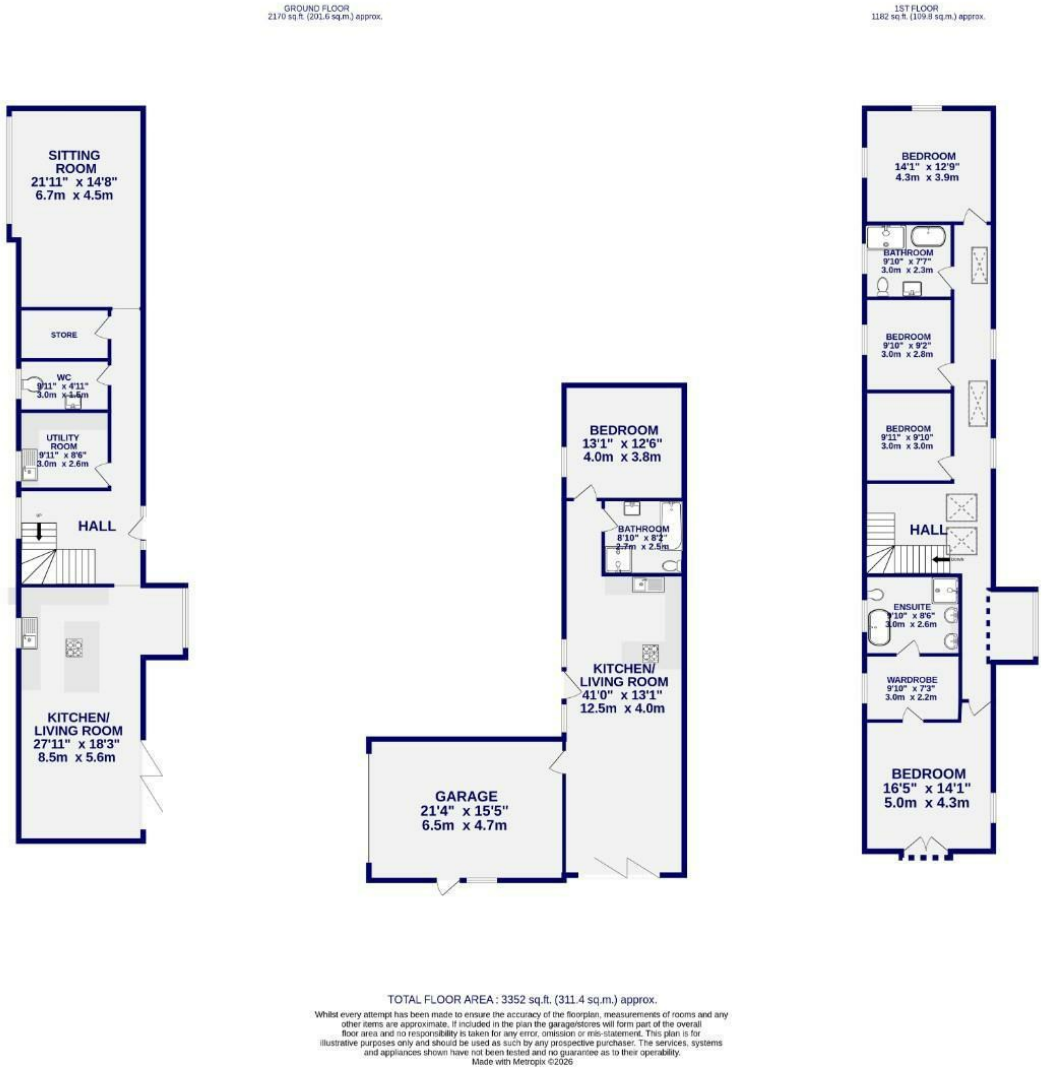




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Freehold
Council Tax Band - New Build

- Newly Converted Barn
- Five Bedrooms
- Central Courtyard Garden
- Double Garage
- Over 3,000 Sqft
- No Onward Chain
- EPC TBC



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