



Blue Turtle, Laytham, York, East Riding of Yorkshire, YO42 4PR

OUTSTANDING BARN CONVERSION WITH OVER 3,300 SQ FT IN A BEAUTIFUL COUNTRYSIDE SETTING



Enjoying a superb position in the charming hamlet of Laytham, this exceptional barn conversion combines character, generous living space and stunning countryside views. Offering over 3,300 sq ft of beautifully presented accommodation, the property features four bedrooms, four bathrooms and four reception rooms, making it an ideal choice for growing families or those who enjoy entertaining. With excellent road and rail connections close by, this home offers the best of country living with everyday convenience.

From the Agent's Perspective

Approached via a long private driveway, this impressive barn conversion enjoys an enviable position surrounded by open countryside while remaining part of an attractive farm-style development with a small number of neighbouring homes. Located in the Vale of York, midway between York and Beverley, the property is also well placed for Howden, Pocklington, Holme-on-Spalding-Moor and Market Weighton. The M62 is just over 10 minutes away, making Leeds, Hull, Doncaster and Sheffield easily accessible, while Howden's mainline railway station offers direct services to London King's Cross.

Beautifully presented throughout, the property blends character with modern comfort. Original ceiling beams and an impressive galleried reception hall create a striking first impression, while the well-planned layout offers plenty of flexibility for family life. Four spacious reception rooms provide room to relax, work and entertain, including a superb games and bar room with two sets of French doors opening onto the south-facing garden.





The four bedrooms are all generously sized and are complemented by four bathrooms, offering comfort and practicality for both family and guests. Outside, the south-facing garden provides an excellent space to enjoy the surroundings, while a separate outdoor entertaining area takes full advantage of the far-reaching views across the fields. Ample parking completes the property, adding to the practicality of this outstanding home.

Offering character, space and an exceptional setting, this is a rare opportunity to enjoy a relaxed country lifestyle without compromising on accessibility.

Agent's Notes

Drainage is via a septic tank shared with the neighbouring property.



We are advised that there are plans for a solar panel farm nearby however, no solar panels will be visible from the house even they are approved.

Tenure

The tenure of the property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band C.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.



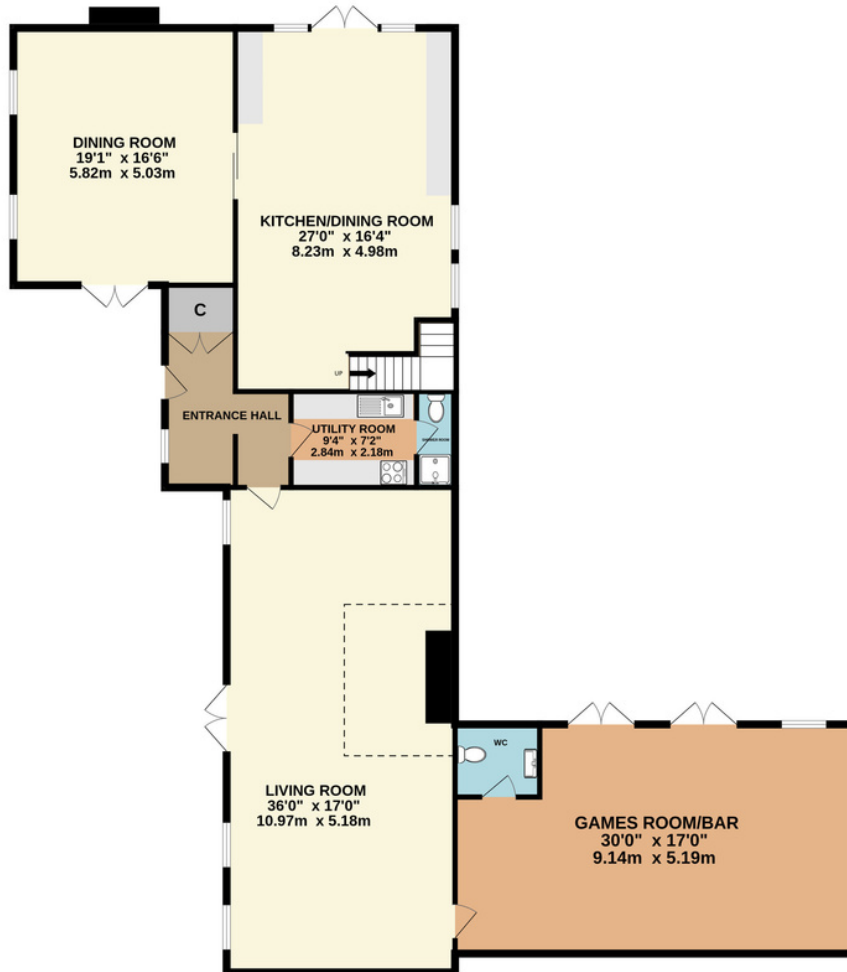
Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

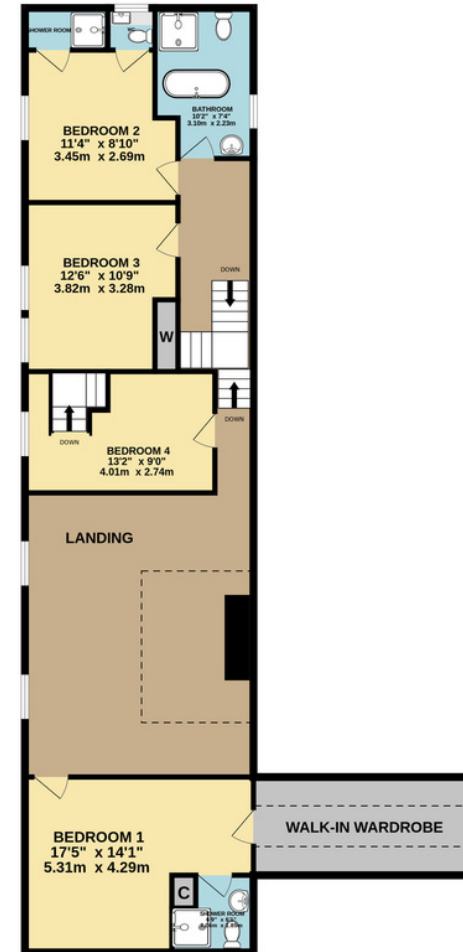
Important Buyer Information: To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.



GROUND FLOOR
2060 sq.ft. (191.4 sq.m.) approx.



1ST FLOOR
1300 sq.ft. (120.8 sq.m.) approx.



TOTAL FLOOR AREA : 3360 sq.ft. (312.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

