



CARVERS
SALES & LETTINGS

Silver Street
Barton, Richmond, DL10 6LX
Price £750,000

Bungalow - Detached



Rarely does a property of this character, size and quality come to market. Located in the village of Barton and sitting on a substantial plot of almost an acre in size this well hidden family property must be seen to be appreciated. Gated access leads down a private tarmac track to a grand circular driveway in front of the property. Packed with mid-century style and features the property has been meticulously maintained to retain its unique character, offering space and quality throughout.

Internal accommodation consists of an entrance lobby leading to a spacious hallway/reception room, relaxing living room with huge windows and solid fuel fire and huge windows overlooking the expansive landscaped gardens, south facing patio area and fish pond. The adjacent dining room leads to a vintage style kitchen, utility room, pantry, WC and boiler room complete the east side of the home.

The west wing of the property holds a shower room, bathroom and four well sized double bedrooms, two of which enjoy dual aspect windows making the most of the stunning gardens and unobstructed country views beyond. All four bedrooms boast built in wardrobes. This side of the property also features two good sized airing cupboards and a large cloakroom.

Externally the property offers a plot of approx. 0.9 acres in size boasting paved patios, lawned gardens, perfectly presented hedging, a range of timber outbuildings and a vast 18m x 9m garage/workshop complete with an inspection pit - big enough for any project or car collection with development potential also.

You will not find another property like this for a long time! Beautifully presented and ready to move into, but also ideal for those looking for a development opportunity. EPC rating D, North Yorkshire Council tax band G.



- Substantial Detached Bungalow
- Three Reception Rooms
- Ample Plot of Almost One Acre
- Huge Detached Garage with Solar PV Array
- Chic Mid Century Styling
- Four Bedrooms
- Landscaped Gardens
- Gated Entrance
- Substantial Development Potential

General Paragraph

Tenure: Freehold

Services: Gas central heating, mains electric, water and drainage.

Local Authority: North Yorkshire Council (Tax Banding G)

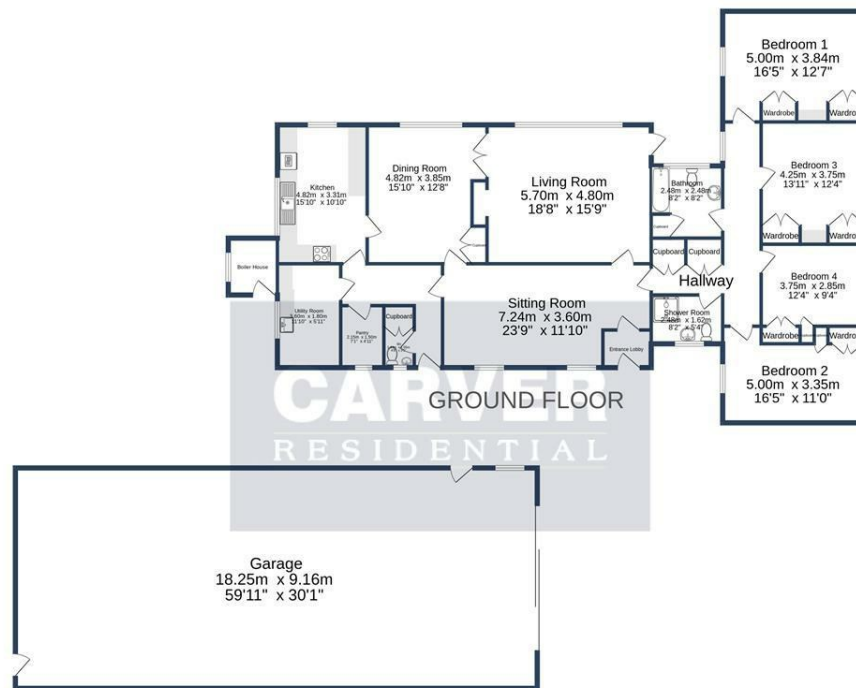
Buyer Identification Check

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Property Size Reference

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)





SILVER STREET, BARTON. DL10 6LX.

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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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		60	78
England & Wales		EU Directive 2002/91/EC 	



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