



## St. Georges Court

Scackleton, York, YO62 4NJ

Asking Price £475,000



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STYLE - Barn Conversion, Sympathetically Extended  
HIGHLIGHTS - Beautifully Styled, Oodles Of Charm and Character. Magnificent View!  
THREE WORDS - Idyllic. Country. Life

Victoria Barn occupies a superb position within the idyllic village of Scackleton, nestled amidst some of North Yorkshire's most treasured countryside. Commanding magnificent views across the rolling landscape of the Howardian Hills, an Area of Outstanding Natural Beauty, this charming home offers an enviable blend of character, comfort and contemporary living.

Forming part of the exclusive St George's Court development, formerly Church Farm, the original farm buildings were skilfully converted in the 1990s to create a small collection of six distinctive homes. Since purchasing the property, the current owners have sympathetically extended and beautifully modernised Victoria Barn, creating a stunning residence brimming with charm and individuality. Exposed beams, vaulted ceilings and an abundance of natural light combine effortlessly with modern finishes to create a home perfectly suited to today's lifestyle.

## STEP INSIDE

Extending to approximately 1,679 sq ft, the versatile accommodation offers a wonderful flow, ideal for both everyday living and entertaining.

Without doubt, the showpiece of the home is the spectacular open-plan living and dining area. Bathed in natural light from two sets of French doors, this fabulous space frames the stunning far-reaching countryside views and seamlessly connects indoor and outdoor living. There is ample room for comfortable seating and a large farmhouse dining table, making it the perfect setting for gathering with family and friends.

The beautifully appointed country-style kitchen is fitted with an excellent range of cabinetry and modern appliances, including a Rangemaster cooker for enthusiastic cooks. A central breakfast island provides the ideal spot for informal dining or a morning coffee.

A cosy snug, complete with a log-burning stove, offers a peaceful retreat for quieter evenings, whilst a charming mezzanine level currently serves as a home office but would equally lend itself to occasional guest accommodation or a hobby area.





## BEDROOMS

The principal bedroom is a wonderfully light and airy sanctuary, featuring a vaulted beamed ceiling and French doors opening onto the courtyard. From here, delightful views can be enjoyed across the gardens and surrounding countryside. The en-suite bathroom is beautifully appointed with a classic roll-top bath and shower over.

A second generous double bedroom also benefits from lovely open views, whilst a stylish contemporary shower room completes the accommodation.

## OUTSIDE

The gardens are a particular feature of Victoria Barn. The garden marries this home superbly with the surrounding countryside as the lush lawn ends the rolling countryside begins. A Yorkshire stone-paved terrace provides the perfect setting for al fresco dining and summer entertaining, whilst the well-maintained lawn is bordered by mature hedging, creating a wonderful sense of privacy and seclusion.

At the foot of the garden, a low stone wall and gate frame what can only be described as the property's true wow factor – uninterrupted panoramic views stretching across the Howardian Hills and surrounding countryside.

To the front, an attractive courtyard offers an additional sheltered seating area, ideal for relaxing with a drink or enjoying a winter barbecue.

The property also benefits from off-street parking.

## SERVICES

Mains water and electricity are connected. Drainage to septic tank. LPG central heating.

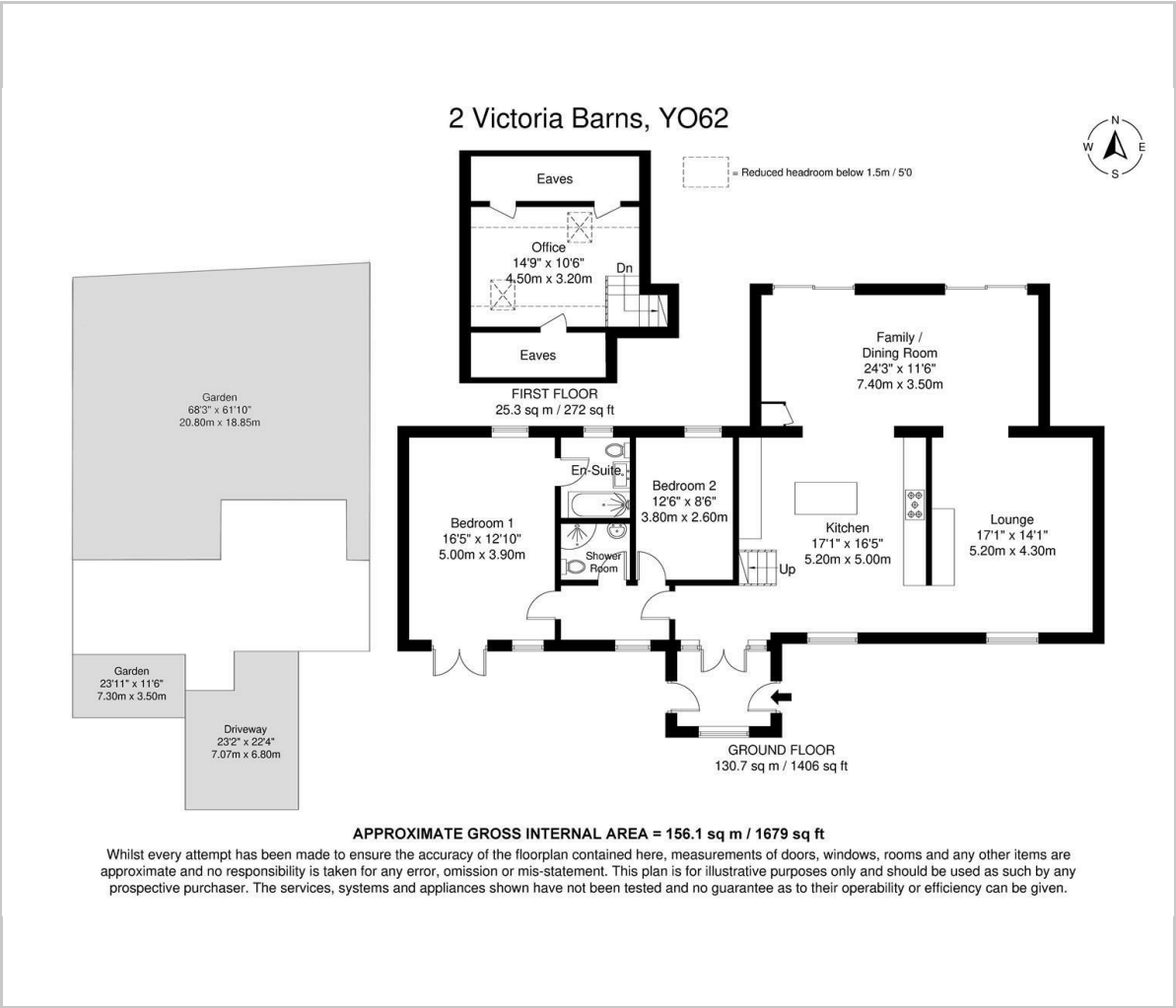
The quiet and unspoilt village of Scackleton lies just off the road between Hovingham and Terrington, in the heart of the Howardian Hills, an Area of Outstanding Natural Beauty. Every day essentials are available in nearby Hovingham where there is an exceptional bakery, a well-stocked village shop, a country hotel and award winning Farmers Market on the first Saturday of the month. Scackleton has a village Church, a lovely community spirit and is within great walking, cycling & riding country.

## SUMMARY

Victoria Barn is a rare and special home, offering the perfect balance of character, style and tranquillity. For those seeking an exceptional village lifestyle surrounded by glorious countryside, yet within easy reach of North Yorkshire's market towns and amenities, this is an opportunity not to be missed.



Floor Plan



Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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