

Lordship Lodge , Selby

£500,000

- Barn Conversions
- 4 Double Bedrooms
- Off Street Parking
- Utility Room
- Tremendous Open Plan Kitchen
- Contemporary Kitchens & Bathrooms
- EER 64 (D)
- Spacious Lounge
- Courtyard Style Garden
- Beautiful Rural Location

A magnificent barn conversion set within an idyllic and rural setting. (Guide Price £520,000)

LORDSHIP LODGE
An exceptional detached barn conversion, showcasing fine architectural work and impeccable living accommodation amongst open countryside in Wistow Lordship.

Work commenced in 2019 for the conversion of Lordship Barn and was completed in the early part of 2021. The barn has undergone a comprehensive programme of renovation and refurbishment which has seen the internal accommodation significantly enhanced, reconfigured, extended and the entire building refurbished, whilst retaining many original features of the barn.

The barn has been successfully completed sympathetically to its former use, whilst also incorporating a more contemporary and industrial interior design. Undoubtedly one of the finest rooms in the property is the extensive open plan kitchen area with two sets of bespoke bi-folding doors adjoining the side elevation. Not only made structurally sound by RSJ steel beams but also original exposed wooden beams which add character to the room.

The kitchen has been designed with open plan living in mind, focused around a central island with matching contemporary wall and base units with black work surfaces over. A real feature of this room is the exposed brick walls and supporting brick pillars along with the concrete flooring to finish. There is a number of integral appliances with an important utility located off the kitchen.

The ground floor is further enhanced by an extensive lounge having two casement windows and external door. This room can be used for family and dining purposes, enjoying ample space to accommodate appropriate furniture.

Behind the lounge is a fourth bedroom which can also be used as a snug, play room or home office depending on the individuals requirements. The ground floor accommodation is completed by a cloakroom wc and with a beautiful oak and glass balustrade turned staircase leading to the first floor arrangement.

A central landing gives access to three double bedrooms and house bathroom. The spacious principal bedroom,positioned towards the rear of the barn, is well designed, including a walk in wardrobe and beautiful en suite. There are two further double bedrooms, both benefiting from a double glazed window and central heating radiator.

The internal accommodation is completed by a contemporary house bathroom having a traditional three piece suite with separate walk in shower.

Externally the property enjoys a private rear garden in a courtyard style, having artificial grass and being enclosed to all three sides by fenced boundaries. There is off street parking to the front with the ability to park up to three motor vehicles. There is also off street parking to the rear of the barn, which is accessed along a shared driveway to the west boundary. In addition, there is a further rear courtyard which currently provides further off street parking space but subject to planning consent, could potentially provide space for a double garage or a fifth bedroom overlooking the fields.

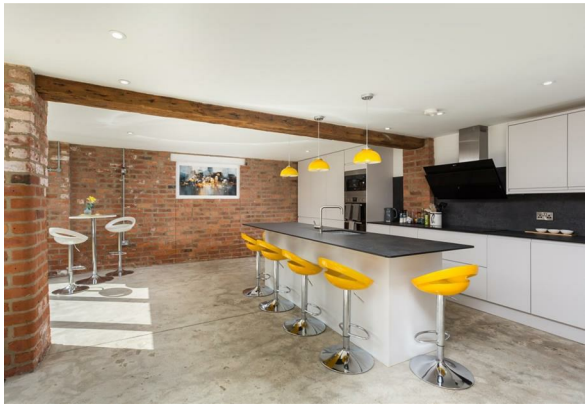
Further scope and expansion possible subject to planning approval. Included within these particulars are two examples of extension, by way of creating an attached double garage to the side elevation or extension of a separate lounge. These plans have been drafted to show the vision and potential and have not been submitted to the local council.

Services/Utilities: LPG, Septic Tank Drainage and Mains Electric.
EER- 64 (D)
Tenure – Freehold
Council Tax – North Yorkshire Council - Band F
Broadband Coverage - Up to 76* Mbps download speed
Current Planning Permissions - Further scope and expansion possible subject to planning approval. Included within these particulars are two examples of extension, by way of creating an attached double garage to the side elevation or extension of a separate lounge. These plans have been drafted to show the vision and potential and have not been submitted to the local council.
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

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

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.





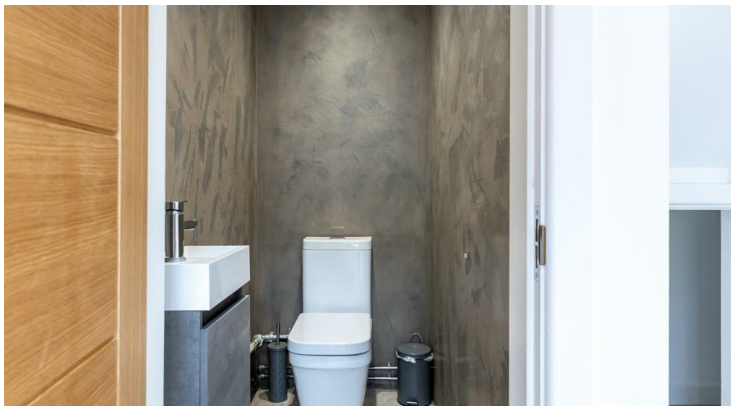












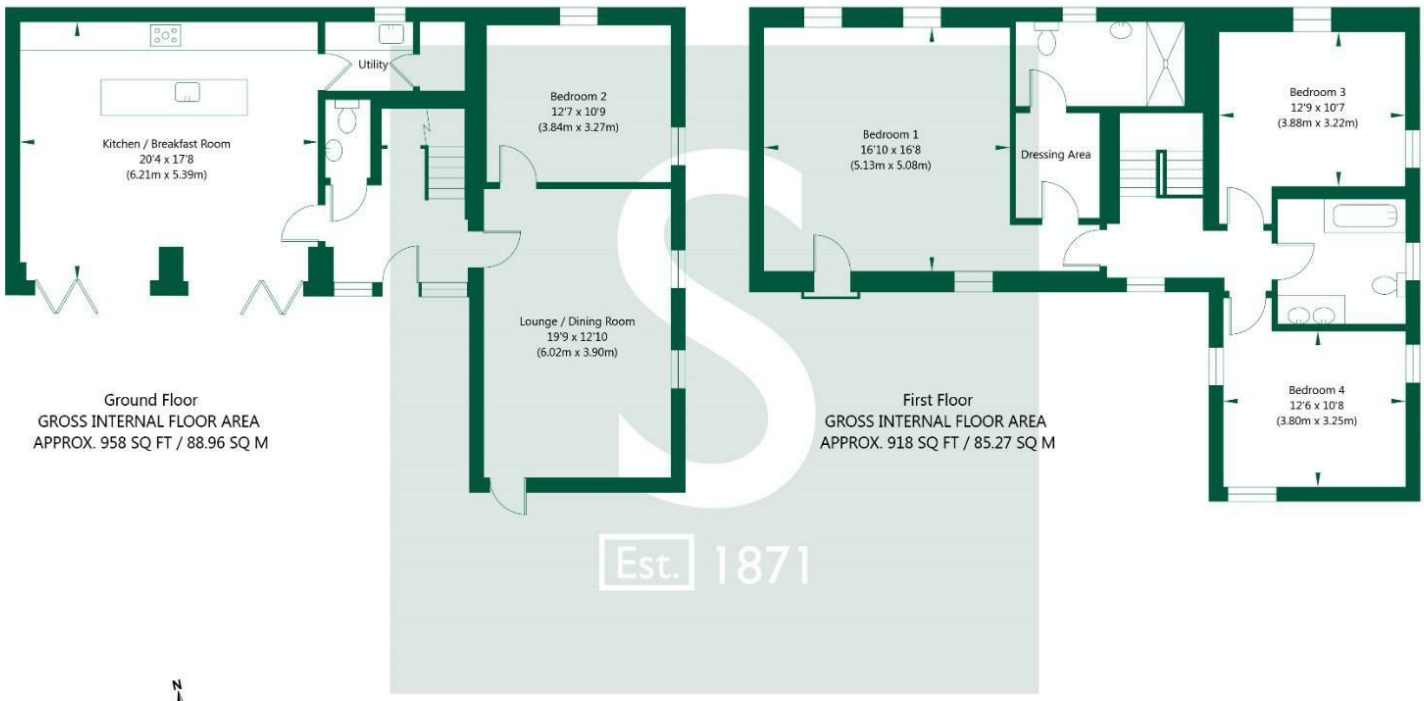




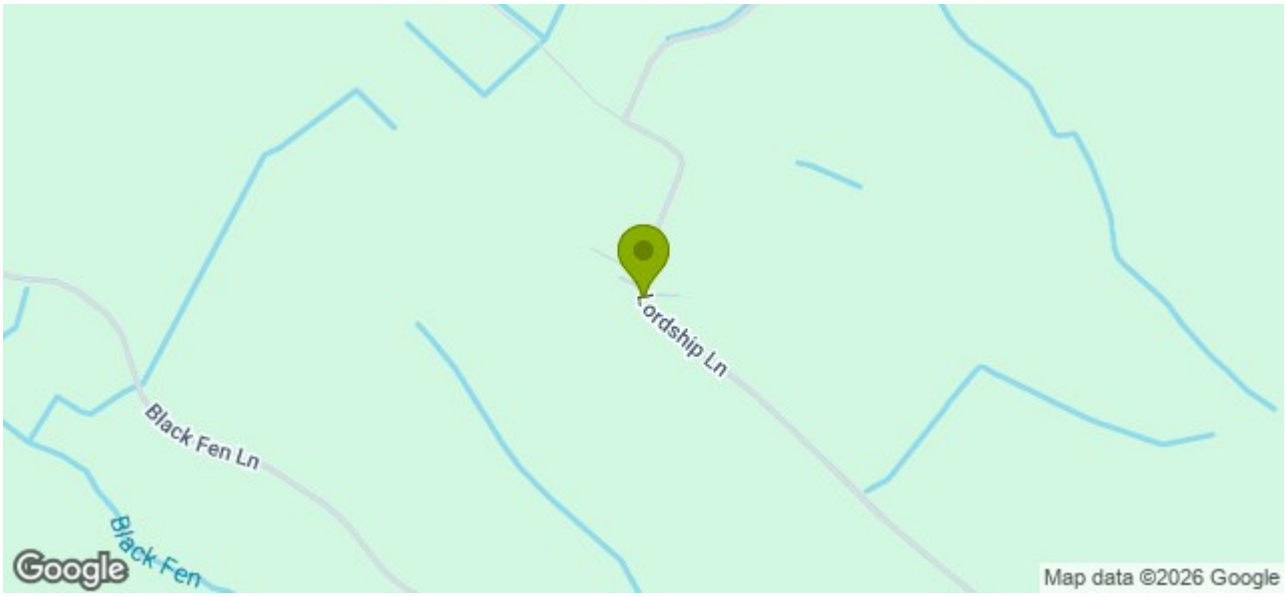




Wistow Lordship, YO8 3RS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1876 SQ FT / 174.23 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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