



A substantial 4 bedroom barn conversion discretely positioned within a charming courtyard setting off Alne's picturesque Main Street offered free of any onward chain. Converted in 2001, The Granary provides over 2,000 sq ft of beautifully presented living space that includes 2 formal reception rooms, orangery and a study, dining kitchen, bootilery room and an impressive principal bedroom suite, complemented by a south facing rear garden and twin garaging.

A spacious reception hall with elegant staircase, cloakroom/wc and storage cupboard leads off into a charming dual aspect snug and a living room with wood burning stove, high vaulted ceiling and double doors leading into a fabulous orangery with further double doors opening out into a delightful south facing rear garden.

The attractively appointed dining kitchen provides generous storage and a range of integrated appliances (gas hob, oven, grill, fridge and freezer) complemented by a sensibly sized study/2nd snug and a bootility room leading off.

The first floor of this beautiful barn conversion features 14'6" (4.42m) high vaulted ceilings and a wealth of exposed beams with doors leading off the landing into an impressive dual aspect principal bedroom suite with its own dressing room and a bathroom, 3 further bedrooms and a bathroom.

Other internal features of note include double glazing and an LPG fired central heating system.

Home Farm Court comprises of 5 individually designed barn conversions within a courtyard setting accessed off the Main Street by it's own private road. The Granary enjoys the benefit of 2 parking spaces and 2 adjoining single garages, one of which has been dry lined and insulated to create a much more versatile space with the option remaining to revert back into a garage in the future.

The front garden is mainly laid to lawn and within the communal courtyard area there is a covered wheelie bin store and a useful dry store room (10'1" x 4'9") with power and light connected.

The delightful south facing rear garden features a lawn, flowerbed borders and both paved and decked seating areas.

AGENTS NOTE

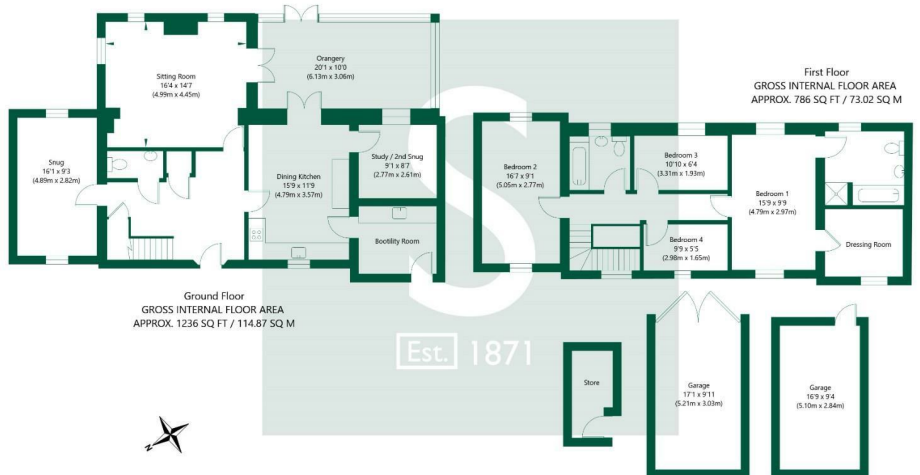
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Home Farm Court, Alne, York, YO61 1TE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2022 SQ FT / 187.89 SQ M - (Excluding Garages and Store)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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