



## Rectory Cottages, Main Street, Skirpenbeck

£375,000

**Stephensons**  
estate agents & chartered surveyors

# S

Est. 1871

## 2 Rectory Cottages, Main Street, YO41 1HF

£375,000

The Old Byre is a beautifully renovated barn conversion, transformed from top to bottom to create a stunning blend of character, style and modern living, all set within a charming village location.

Tucked away just off the main street and forming one half of a pair of converted barns, this exceptional home offers spacious and flexible accommodation arranged across a single level.

At the heart of the property is the impressive open plan living kitchen, thoughtfully designed for both everyday living and entertaining. The bespoke solid wood kitchen is complemented by quartz worktops, a central island and quality integrated appliances, while underfloor heating adds comfort and practicality. The living area features a vaulted ceiling with exposed beams, mood lighting and stone flooring with underfloor heating, creating a warm yet contemporary feel.

Further features include upgraded electrics throughout, wire for smart cctv, exposed timber beams, atmospheric lighting and a superb balance of original charm and high-quality modern finishes throughout.

The accommodation includes three versatile double bedrooms, allowing flexibility for guest accommodation, home working, additional reception space or cinema room if desired.



Tenure: Freehold  
Services/Utilities: Mains Electricity & Water.  
Drainage via a water treatment plant - LPG Heating  
Broadband Coverage: Up to 1000\* Mbps download speed.  
EPC Rating: F - 27  
Council Tax: D - East Riding of Yorkshire  
Current Planning Permission: No current planning permissions  
Access: Shared driveway with unrestricted vehicle access leading to private driveway parking

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.

\*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.



A stylish modern shower room has been beautifully appointed with a walk-in shower, vanity basin unit and WC.

Externally, the property continues to impress. A generous gravelled driveway provides ample off-street parking, while the landscaped courtyard garden offers a private and low maintenance outdoor retreat, ideal for relaxing or entertaining during the warmer months.

Ideal for professionals and downsizers this stunning home is set within the highly regarded village of Skirpenbeck which lies to the east of York and is well placed for access to both York and the market town of Pocklington. Surrounded by attractive countryside, the village enjoys a peaceful rural setting whilst remaining convenient for commuting and local amenities. The area is particularly well regarded for its scenic walks, cycling routes and easy access to the Yorkshire Wolds.



## Partners:

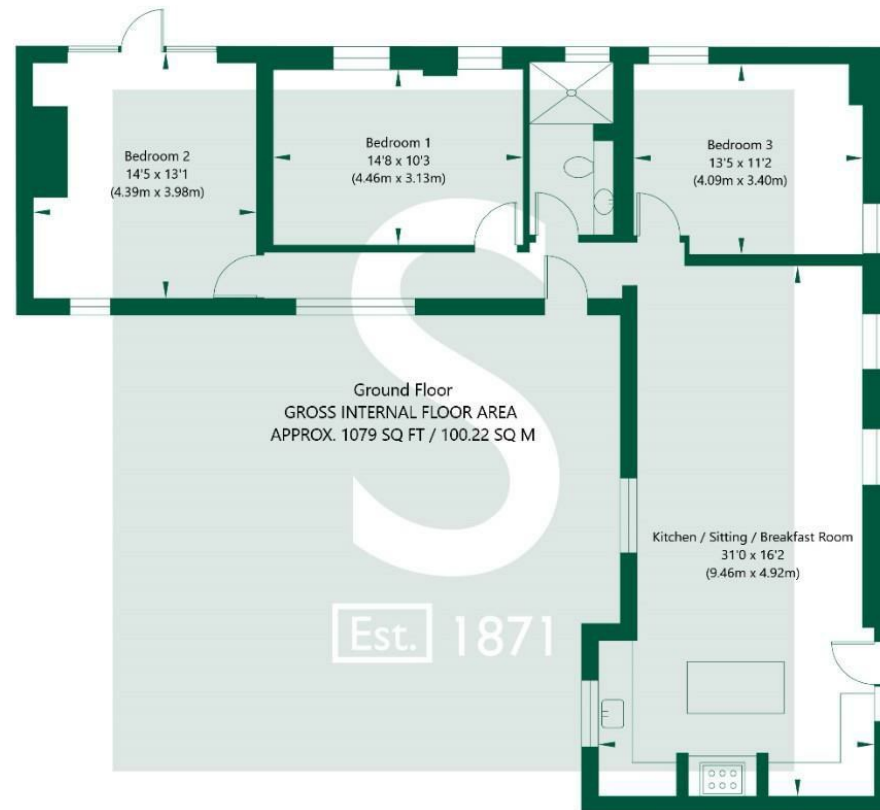
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## Rectory Cottages, Main Street, Skirpenbeck, York, YO41 1HF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1079 SQ FT / 100.22 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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