



## SUTTON FARM BEALS LANE

YORK, YO41 4BU

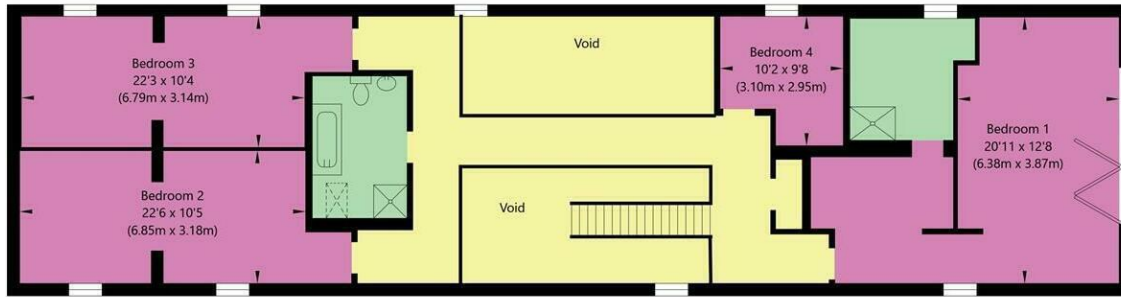
£1,200,000  
FREEHOLD

A spectacular 5-bedroom barn conversion set on a generous plot, blending timeless character with contemporary finishes. Offering expansive living spaces, stunning countryside views, and endless potential — this is country living at its finest.

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Burbank Barn, Beals Lane, Sutton Upon Derwent YO41 4BU



First Floor - (Excluding Voids)  
GROSS INTERNAL FLOOR AREA  
APPROX. 1509 SQ FT / 140.18 SQ M



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1848 SQ FT / 171.71 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 3357 SQ FT / 311.89 SQ M - (Excluding Voids)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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