



# Inglebys

Estate Agents



## 1 Yearby Mews

Yearby, TS11 8AJ

**£365,000**



Located in the picturesque village of Yearby is this stunning barn conversion, which offers a unique blend of modern living and rustic charm. Spanning an impressive 1,152 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. Immaculately presented throughout and in 'just move in' condition.

This unique property boasts high quality fixtures and fittings throughout, two modern bathroom suites, a garage off street parking and under-floor heating the ground floor as well as exposed beams to the ceilings.

Yearby itself is a picturesque location, providing a peaceful retreat while still being within easy reach of local amenities and transport links. This property is not just a home; it is a lifestyle choice, offering a unique opportunity to enjoy the tranquillity of village life in a beautifully converted barn.



Tenure: Freehold

Council Tax: E

EPC Rating: E

**Entrance Hallway 4'0" x 6'11" (1.22 x 2.13)**

Solid wood entrance door.

Oak effect laminate flooring with under-floor heating.

Door to the Utility Room

**Utility Room 4'11" x 8'0" (1.52 x 2.44)**

Double glazed, frosted window to the rear.

Oak effect laminate flooring with under-floor heating.

**Living Room 17'0" x 15'1" (5.2 x 4.6)**

Wooden, double glazed French doors, opening to the front garden.

Fireplace with a multi-fuel stove and wooden mantle.

Oak effect laminate flooring with under-floor heating.

Under-stair storage cupboard.

Exposed beams to the ceiling.

Open plan to the Dining Room.

**Dining Room 9'4" x 7'10" (2.85 x 2.40)**

Wooden, double glazed French doors, opening to the front garden.

Exposed beams to the ceiling.

Oak effect laminate flooring with under-floor heating.

Open plan to the Kitchen.

Staircase rising to the first floor.

**Kitchen 16'4" x 9'4" (5 x 2.85)**

Double glazed window to the front aspect.

A range of fitted wall and base units with solid walnut roll top work surfaces.

Composite sink unit and drainer with a mixer tap.

Half tiled walls and tiled splashbacks.

Built in electric double oven, matching electric hob and an overhead extractor hood.

Oak effect laminate flooring with under-floor heating.

**First Floor Landing**

Velux window.

Exposed beams to the ceiling.

**Bedroom One 15'7" x 8'10" (4.75 x 2.7)**

Two double glazed windows to the front aspect.

Integrated storage cupboard.

Door to the En Suite.

Exposed beams to the ceiling.

**En Suite 8'0" x 8'2" (2.44 x 2.5)**

Recently installed and modern suite comprising of a low level WC, pedestal wash basin and claw-footed bath.

Half tiled walls.

Velux window.

Wood panelled walls.

Exposed beams to the ceiling.

Tile effect vinyl flooring.

**Bedroom Two 8'11" x 8'0" (2.74 x 2.44)**

Double glazed window to the front aspect.

Mezzanine balcony with ladder access.

Exposed beams to the ceiling.

**Bedroom Three 8'0" x 8'0" (2.44 x 2.44)**

Double glazed window to the front aspect.

Exposed beams to the ceiling.

**Family Shower Room 4 x 5 (1.22m x 1.52m)**

Velux window.

Fully tiled walls.

A modern, three piece suite comprising of a low level WC, pedestal wash hand basin inset into a vanity unit and a glass shower enclosure.

Extractor fan.

Exposed beams to the ceiling.

**External**

To the front of the property is a well kept garden with a lawn and paved patio.

**Garage**

A separate garage with a roller door and off street parking to the front.

**Disclaimer**

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The tenure details and information supplied within the marketing descriptions above are supplied to us by the vendors. This information should not be relied upon for legal purposes and should be verified by a competent / qualified person prior to entering into any commitment.

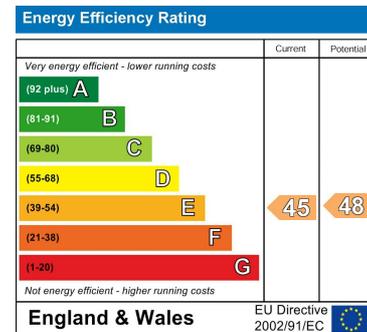
## Area Map



## Floor Plans



## Energy Efficiency Graph



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