



**SYCAMORE BARN, LANGWITH LANE
HESLINGTON, YORK**

Cundalls



SYCAMORE BARN LANGWITH LANE, HESLINGTON YORK

Heslington Village 2.5 miles, York City Centre 4 miles, Malton 20 miles, Leeds 29 miles
Distances Approximate

**A HIGHLY APPEALING RESIDENTIAL SMALLHOLDING LOCATED WITHIN 4 MILES OF YORK CITY CENTRE
CONSISTING OF A WELL-APPOINTED BARN CONVERSION WITH IMPRESSIVE ECO CREDENTIALS, BEAUTIFULLY
LANDSCAPED GARDENS, RANGE OF OUTBUILDINGS, RAILED PADDOCKS & WILDFLOWER MEADOW.
IN ALL SOME 8 ACRES OR THEREABOUTS.**

RECEPTION HALL – SITTING ROOM – DINING ROOM – STUDY/BEDROOM FOUR – DINING KITCHEN
UTILITY ROOM - BOOT ROOM – SHOWER ROOM
GALLERIED LANDING – MASTER BEDROOM – EN-SUITE SHOWER ROOM – TWO FURTHER DOUBLE BEDROOMS – HOUSE BATHROOM

BEAUTIFULLY LANDSCAPED GARDENS – AMPLE PARKING – GRASS PADDOCKS & WILDFLOWER MEADOW
RANGE OF OUTBUILDINGS TOTALLING SOME 1,900SQ.FT PROVIDING USEFUL STORAGE
IN ALL SOME 8 ACRES OR THEREABOUTS

IDYLIC RURAL SETTING WITH SENSATIONAL OPEN VIEWS, YET LESS THAN FIFTEEN MINUTES DRIVE TO YORK CITY CENTRE
NO ONWARD CHAIN

GUIDE PRICE £1,100,000

Sycamore Barn is a rare find for anyone searching for a residential smallholding in a tranquil rural setting, yet with quick and easy access into York city centre and all its many amenities. Enjoying a peaceful setting close to Heslington Tilmire, the village is only two and a half miles away and there is excellent hacking along the Minster Way, and miles of nearby bridleways.

The property has some impressive eco credentials, as within the last eight years or so the property has undergone some significant improvements with a real focus on energy efficiency and sustainability. There is underfloor heating throughout, powered by a ground-source heat pump; replacement aluminium double-glazed windows and doors have been installed, and 45 photovoltaic solar panels have been added to the roof of one of the storage barns, linked to a Tesla Powerwall battery. All of this has resulted in a scarcely seen 'A' rated EPC. Sycamore Barn is set in approximately 8 acres, made up of beautifully landscaped gardens and grounds, extensive parking, outbuildings and grass paddocks, the latter accounting for around 6.9 acres. The barn conversion itself retains a huge amount of character, with exposed roof trusses and vaulted ceilings, whilst large window openings make for a wonderfully bright and appealing family home.

The domestic accommodation amounts to approximately 2,100sq.ft and comprises entrance hall, study/bedroom four, dining room, dining kitchen, utility room, shower room, plant room, and sitting room. To the first floor a galleried landing opens onto a master bedroom suite with shower room and dressing room, two further double bedrooms and a house bathroom.

The land has been well maintained, with good quality fencing, and includes a very pretty wildflower meadow and natural pond, which is a haven for wildlife. There are two outbuildings, totalling nearly 1,900sq.ft, providing valuable storage, one of which includes a useful workshop and a further area that could be easily re-adapted for equestrian use.

The setting of Sycamore Barn is rather special, enjoying a protected setting adjacent to the Tilmire (designated as a SSSI and a haven for wildlife), the peace and quiet it affords makes it hard to believe that a diverse range of city centre amenities are less than fifteen minutes' drive away. The property is a short walk across fields to Pool Bridge Swimming Centre. For anyone commuting further afield, the A64 is easily accessible.



ACCOMMODATION

BOOT ROOM ENTRANCE

3.4m x 2.0m (including fitted cupboards) (11'2" x 6'7")

Range of fitted storage cupboards. Half panelled walls. Loft hatch with pull-down ladder. Glazed door onto the driveway. Radiator.

INNER LOBBY

Tiled floor. Glazed door opening onto the large, south-facing terrace and garden.

SITTING ROOM

5.5m x 5.2m (18'1" x 17'1")

Cast iron multi-fuel stove set on a flagged stone hearth with oak mantel. Solid oak flooring. Coving. Four wall light points. TV point. Casement windows to the side and rear. Fully glazed to the eastern side, including sliding doors to outside.

DINING KITCHEN

5.6m x 4.3m (18'4" x 14'1")

Range of kitchen cabinets with polished granite worksurfaces, incorporating a double bowl stainless steel sink unit. Multi-fuel range cooker with extractor hood. Integrated dishwasher. Coving. Tiled floor. Recessed spotlights. TV and phone points. Casement windows to the front, side and rear.

RECEPTION HALL

7.0m x 2.7m (23'0" x 8'10")

Sweeping staircase to the first floor, overlooked by a galleried landing. Solid oak flooring. Fitted storage cupboards and shelving. Coving. Telephone point. Glazed door to the front with fixed windows on either side. French doors onto the terrace and rear garden.

DINING ROOM

4.6m x 3.4m (15'1" x 11'2")

Solid oak flooring. Coving. Television point. Telephone point. French doors opening onto the rear garden.

STUDY / BEDROOM FOUR

4.6m x 2.1m (15'1" x 6'11")

Solid oak flooring. Coving. Television point. Casement window to the front.

UTILITY ROOM

3.7m x 2.3m (12'2" x 7'7")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Automatic washing machine point. Vent for a tumble dryer. Loft hatch. Tiled floor. Casement window to the side. Access to a PLANT ROOM (2.9m x 1.6m (max)), with underfloor heating manifold, pressurised hot water cylinder and ground source heat pump.

SHOWER ROOM

2.3m x 1.1m (7'7" x 3'7")

White suite comprising walk-in shower cubicle, wash basin and low flush WC. Fully tiled walls and floor. Extractor fan. Recessed spotlights. Casement window to the side.

FIRST FLOOR

GALLERIED LANDING

5.2m x 2.7m (max) (17'1" x 8'10")

Solid oak flooring. Vaulted ceiling with exposed beams and roof trusses. Large, full-length fixed window to the front.



BEDROOM ONE

4.4m x 4.1m (14'5" x 13'5")

Vaulted ceiling with exposed beams and roof trusses. Range of fitted wardrobes. TV and telephone points. Casement windows to the front and side.

EN-SUITE SHOWER ROOM

1.9m x 1.4m (6'3" x 4'7")

White suite comprising walk-in shower cubicle, wash basin and low flush WC. Extractor fan. Fully tiled walls and floor. Vaulted ceiling with exposed beams. Casement window to the rear. Heated towel rail.

WALK-IN WARDROBE

2.4m x 1.4m (7'10" x 4'7")

Vaulted ceiling with exposed beams. Casement window to the rear.

BEDROOM TWO

4.6m x 2.8m (15'1" x 9'2")

Vaulted ceiling with exposed beams and roof truss. Television point. Two casement windows to the rear.

BEDROOM THREE

4.6m x 2.8m (15'1" x 9'2")

Vaulted ceiling with exposed beams and roof truss. Television point. Casement window to the front.

HOUSE BATHROOM

2.7m x 1.8m (8'10" x 5'11")

White suite comprising free-standing roll top bath, wash basin and low flush WC. Fully tiled walls and floor. Extractor fan. Two fitted storage cupboards. Casement window to the rear. Vaulted ceiling with exposed beams and Velux roof light. Heated towel rail.

GARDENS & GROUNDS

In addition to extensive parking, the property benefits from large gardens, which have been painstakingly landscaped from an expanse of grass to a beautiful and well-established space stocked with a wide variety of shrubs, plants and trees, alongside a pond, arbour and numerous seating areas, all enjoying an excellent level of privacy and a south-facing aspect. There are electrical sockets to the arbour and terrace. There is a separate produce garden with greenhouse and the following range of outbuildings:

BARN

12.6m x 7.4m (41'4" x 24'3")

Steel frame construction, clad with profile steel panels. Electric car charging point. Concrete floor. Secure lock-up workshop in one corner. Solar panels on roof. Internet connection.

FIELD BARN

9.2m x 9.0m (30'2" x 29'6")

Timber frame construction with corrugated clad walls and roof. Power supply.

THE LAND

The property lies within a 'ring fence' and the land lies immediately to the east of the house and is principally divided into two main grass paddocks and a wildflower meadow with pond. The wildflower meadow was established in 2017, having been seeded with a mixture of 28 native wildflower varieties, with a focus on those best for pollinators including yellow rattle, cowslip, corncockle and meadow buttercup.

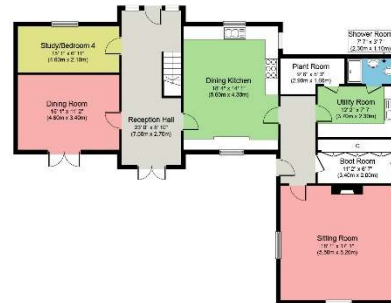
GENERAL INFORMATION

Services:	Mains electricity. Private water supply. Private drainage. Ground source underfloor heating. Superfast broadband available.
Council Tax:	Band: E (City of York Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO10 5EJ.
EPC Rating:	Current: A104. Potential: A117.
Viewing:	Strictly by prior appointment through the Agent's office in Malton.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

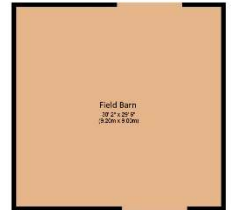
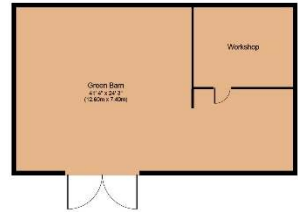
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Ground Floor
Approximate Floor Area
1,382 sq. ft.
(128.4 sq. m.)



First Floor
Approximate Floor Area
752 sq. ft.
(69.9 sq. m.)



Outbuilding
Approximate Floor Area
1,906 sq. ft.
(177.1 sq. m.)



