

RM
English

Little
Owl Barn

Back Lane, Ellerton, York, East Riding of Yorkshire, YO42 4PE

• No Onward Chain • Detached family home • Open plan kitchen/diner • Spacious living room • Utility room and downstairs W.C • Three double bedrooms • Three en suites • Enclosed rear garden with patio seating area • Off street parking for multiple cars • EPC = C

Guide Price £375,000

Tucked away within the peaceful and picturesque village of Ellerton, just south east of York, Little Owl Barn is a beautifully presented detached home offering a perfect blend of character, space and modern living. With countryside surroundings and a well-regarded village pub just a short stroll away, this is an ideal setting for those seeking a quieter pace without compromising on convenience.

Set behind a generous gravelled frontage providing ample off-street parking, the property immediately impresses with its attractive and charming barn-style design.

Internally, the accommodation is both stylish and well-proportioned. The heart of the home is the stunning open-plan kitchen/diner, fitted with contemporary units, integrated appliances and extensive worktop space, perfect for both everyday living and entertaining. A separate utility room and ground floor W.C add further practicality.

The spacious living room is a standout feature, offering a warm and inviting space complete with a wood burning stove and large sliding doors opening onto the rear garden, seamlessly connecting indoor and outdoor living.

Upstairs, the property offers three double bedrooms, all with their own en suites, adding further flexibility, making the layout ideal for families or visiting guests.

Externally, the rear garden is a lovely private space, mainly laid to lawn with a patio seating area, perfect for outdoor dining and enjoying the surroundings. Mature planting and established borders enhance the sense of privacy and tranquillity.

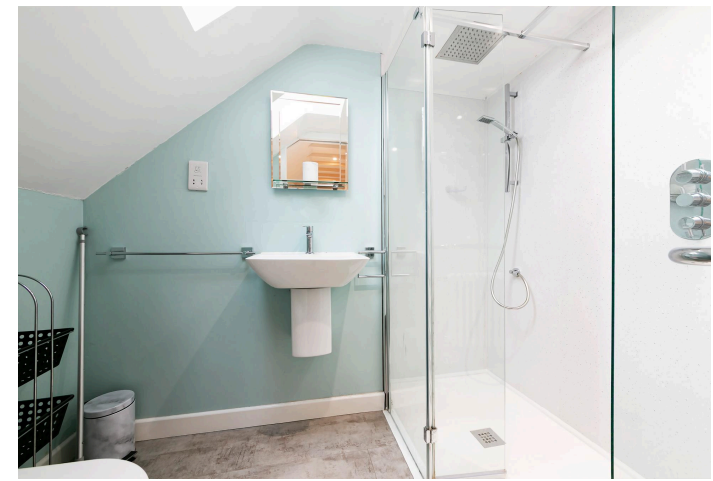
In all, Little Owl Barn is a superbly presented home in a highly sought after village location, offering a rare combination of charm, space and modern comfort.





NO ONWARD CHAIN





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	82
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band Not Specified

Local Authority East Riding of Yorkshire Council

Services Air source heat pump. Mains water. Septic tank.



Address: Back Lane, Ellerton, York, East Riding of Yorkshire, YO42 4PE
Reference: 2665



rmenglish.co.uk



Offices in York, Pocklington and Market Weighton

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Approx. Gross Internal Floor Area 1318 sq. ft / 122.43 sq. m

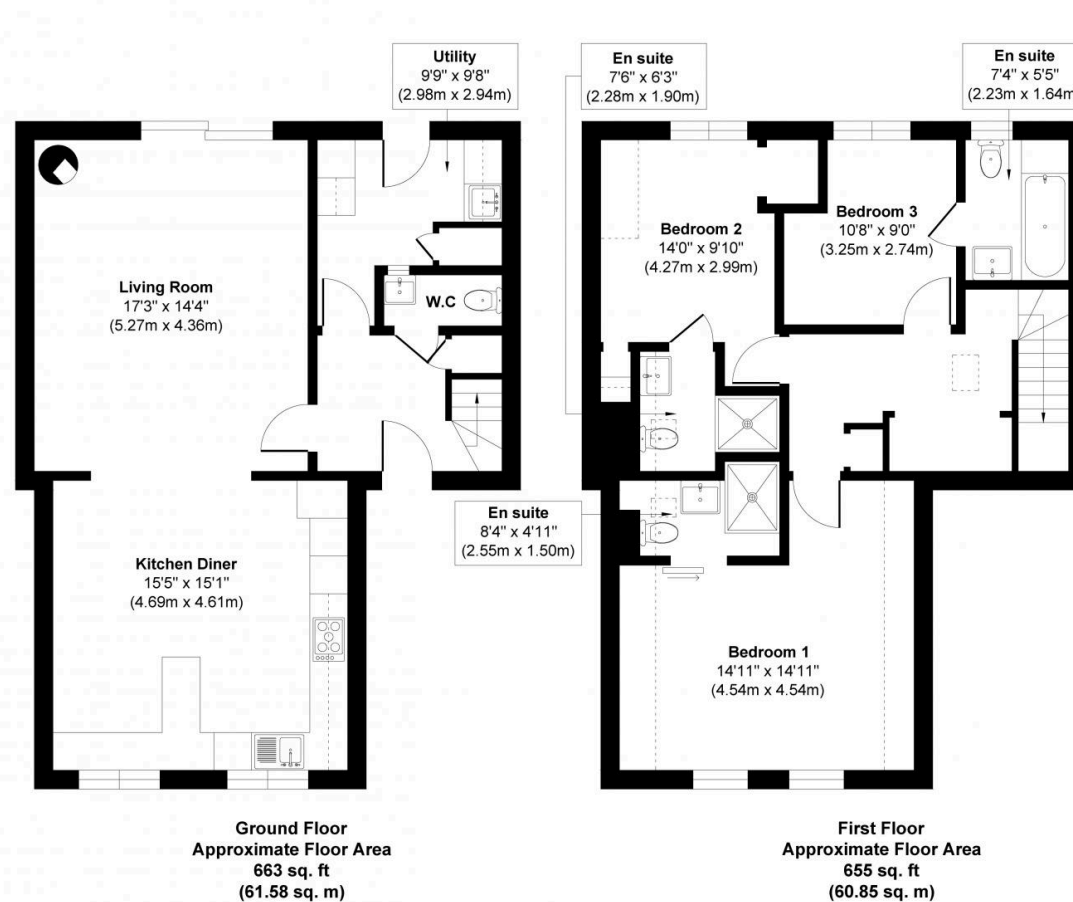


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