

The Cow Shed, Sunnyside Court Fir Tree Lane, Thorpe Willoughby, YO8 9SN

Beautifully Presented Characterful Yet Contemporary Barn Conversion | Two Allocated Parking Spaces Within A Designated Car Park | Tucked Away Position In Village Location | Two Bathrooms, Offering Excellent Practicality | A Rare Opportunity - Early Viewing Is Advised

- A Beautifully Presented Barn Conversion Blending Timeless Character with Modern Living
- Luxury Underfloor Heating Complemented With Gas Central Heating
- Council Tax Band - C
- Two Inviting Bedrooms Filled With Natural Light
- Freehold
- Charming Village Lifestyle With Local Amenities
- Private & Allocated Parking With Two Designated Parking Spaces
- EPC - C
- An Outstanding Opportunity to Acquire a Truly Special Home

£250,000

Jigsaw Move are pleased to welcome to the market, a rare opportunity to acquire a beautifully presented and characterful barn conversion, tucked away in a peaceful setting within the charming village of Thorpe Willoughby. Offering an impressive floorspace of stylish and versatile accommodation, this delightful home effortlessly combines the timeless appeal of barn-style living with the comfort and convenience of a modern build.

This lovely property has an undeniable sense of charm. Built in 2018, it offers all the benefits of a relatively modern home whilst retaining the warmth, individuality and character that make barn conversions so sought after. The generously proportioned lounge reception room provides the perfect centrepiece to the home, offering an excellent space in which to relax, entertain and enjoy everyday life. Whether you're curling up for a quiet evening or welcoming friends and family, this is a room designed to be lived in and enjoyed.

There is also two beautifully proportioned bedrooms, each enhanced by skylight windows which draw in an abundance of natural light and create a wonderfully bright and peaceful atmosphere.

Adding to the sense of quality and comfort is underfloor heating throughout the ground floor, providing that luxurious feeling of warmth underfoot and creating an especially cosy environment during the colder months. This is complemented by gas central heating, ensuring year-round comfort.

The property also benefits from two bathrooms, offering excellent practicality for modern living and making the home particularly well suited to couples, families, guests or those simply looking for additional convenience.

One of the property's greatest attractions is its peaceful and tucked-away position. Away from the hustle and bustle, it offers a wonderfully tranquil environment in which to come home and unwind, whilst being conveniently located within the village and within easy reach of local amenities and surrounding areas.

For those needing convenient parking, the property benefits from a designated car park with two allocated spaces, providing excellent practicality and removing the usual concerns associated with finding somewhere to park.

Whether you're searching for your first home, looking to downsize without compromising on space, seeking a peaceful village residence or simply searching for somewhere with genuine character and individuality, this charming barn conversion is sure to appeal.

GROUND FLOOR ACCOMODATION

Kitchen 15'0" x 13'5" (4.56m x 4.09m)

Open Plan Lounge & Dining Room 23'7" x 14'10" (7.18m x 4.52m)

Shower Room 8'3" x 3'10" (2.52m x 1.18m)

Utility 8'3" x 6'0" (2.52m x 1.82m)

FIRST FLOOR ACCOMODATION

Bedroom 1 13'7" x 10'10" (4.13m x 3.31m)

Bedroom 2 13'7" x 8'10" (4.13m x 2.69m)

Bathroom 6'11" x 6'11" (2.10m x 2.10m)

Landing 6'7" x 3'3" (2.00m x 1.00m)

ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Hipla to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:
01757 241123
info@jigsawmove.co.uk

COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.







HEATING AND APPLIANCES
The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

MAKING AN OFFER
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

MEASUREMENTS
These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.
All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS
Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

UTILITIES MATERIAL INFORMATION
Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Gas Central Heating & Underfloor Heating

Broadband – FTTC (fibre to the cabinet)

Mobile signal/coverage is good in this area

VIEWINGS
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

WINDOWS
Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.

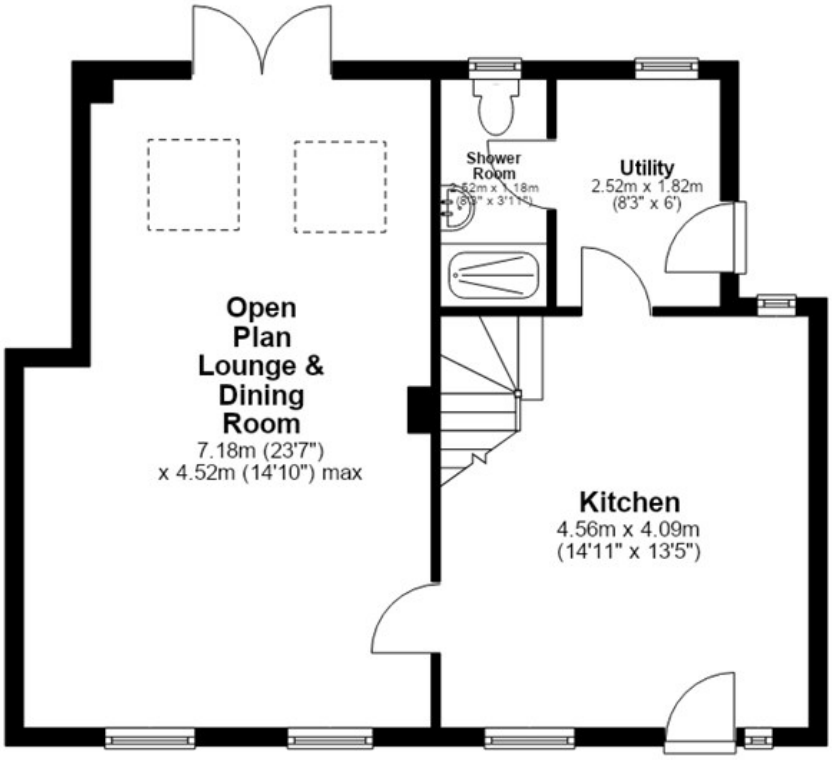






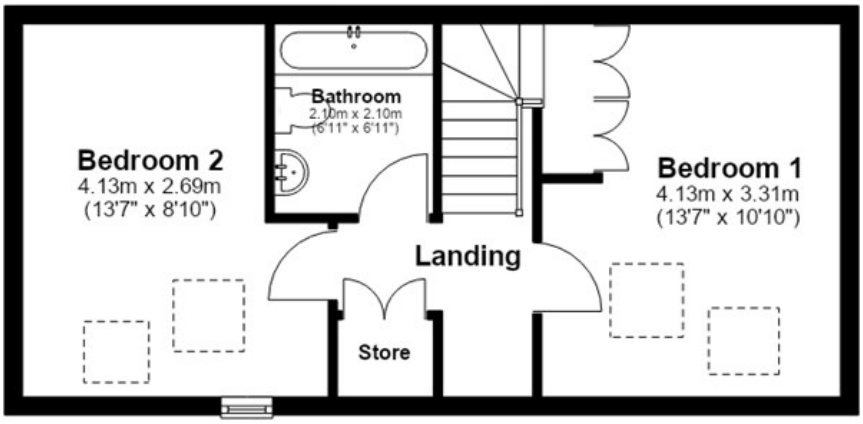
Ground Floor

Approx. 57.6 sq. metres (619.7 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.0 sq. feet)



Total area: approx. 95.9 sq. metres (1032.8 sq. feet)

