



4 Walton Close, Pannal

£600,000 Guide Price



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An individual and beautifully presented three-bedroom Grade II Listed barn conversion, completed in 2017 to an exacting standard, forming part of an exclusive courtyard development in the highly sought-after village of Pannal. The property offers a superb blend of character and contemporary living, featuring impressive vaulted ceilings with exposed green oak beams, solid oak flooring and high-quality fixtures and fittings throughout.

Externally, the property frontage benefits from neatly presented large gravelled areas and a stone-built, pitched roof carport providing parking for two vehicles. To the rear, there is an enclosed and attractively landscaped garden, predominantly laid to lawn with flagged patio areas and gravelled seating spaces, ideal for outdoor dining and entertaining. The garden is bordered by mature planting and Yorkshire stone walling, providing a good degree of privacy.

The property has the benefit of superb transport links to Harrogate, Leeds & York with the bus stop and train station within a few minutes' walk. The distance to the AIM is 7.9 miles and 9.6 miles to Leeds/Bradford Airport.

Service charge for common areas £525 per annum.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

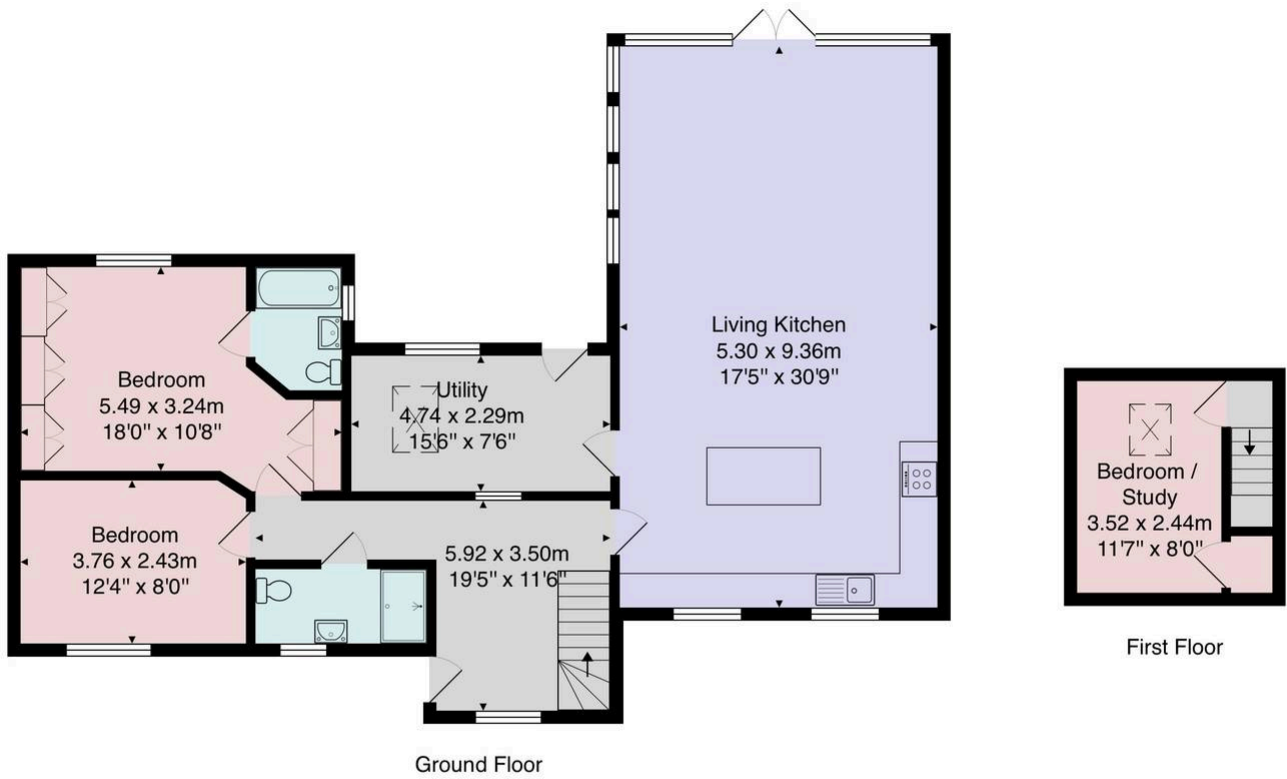
EPC Environmental Impact Rating: C



The accommodation briefly comprises a spacious reception hall with understairs storage cupboard, leading through to a stunning open-plan living dining kitchen. This impressive space enjoys a vaulted ceiling and extensive glazing with doors opening onto the gardens, creating a light and airy feel. The kitchen is fitted with a range of units, complemented by quartz work surfaces, a central island and integrated appliances, providing an ideal space for both everyday living and entertaining. A useful adjoining utility room/reception room offers additional storage and workspace, and is perfectly suited for use as a home office.

There are three well-proportioned bedrooms, with the principal bedroom featuring fitted wardrobes and a stylish en-suite bathroom. A modern house shower room serves the remaining bedrooms. The principal and second bedroom, also with fitted wardrobe, are located on the ground floor, whilst the third bedroom, with generous storage cupboard, is situated on the first floor, offering flexibility for a variety of uses.





Total Area: 120.2 m² ... 1294 ft²

All measurements are approximate and for display purposes only.

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