



## Moat Barn , Gribthorpe

Offers Over £625,000

- Traditional Barn Conversion
- Kitchen/Breakfast Room
- Dining Room
- House Bathroom
- Extending to over 2,800 Sq. Ft.
- Sitting Room
- 4 Bedrooms (En-Suite & Dressing Room to Bed. 1)
- Spacious Entrance Hall
- Conservatory
- Integral Garage

A traditional Barn conversion steeped in history and showcasing impressive internal accommodation, extending to over 2,800 sq. ft.

In our opinion, this is one of the finest barn conversions in the area, a tremendous property exuding a perfect mix of character and modern day living on an unprecedented scale. The Barn is positioned within a rural setting enjoying countryside views, providing the tranquil lifestyle aspired by many.

Work commenced in 2005 and the conversion of Moat Barn was completed in 2006 following a comprehensive restoration and reconfiguration of the property, to now showcase one of the finest barn conversions available to the open market. The builders focused on retaining some original features of the barn, whilst maximising space, tailored perfectly for those with families.

The layout was given extraordinary consideration with not only a kitchen and dining area but also a dining room and conservatory and open plan living space which makes up a large proportion of the ground floor arrangement. The architectural brief was to create a house which enjoys expansive, flexible and flowing accommodation to the ground floor, all of which have been completed to the highest of standards.

The ground floor accommodation enjoys a kitchen diner towards the rear of the property, with a dining room positioned centrally and a large area of the ground floor is made up of a generous sitting room. Located adjacent to the living room is a lean-to glass conservatory enjoying an additional 204 sq. ft.

The kitchen is of a good size and comes equipped with a modern range of wall and base units and a number of integral appliances. There is space within this area for appropriate dining furniture, and there is access into the garage. The ground floor is further enhanced by characterful features such as original wooden beams, brick built fireplaces and beautiful windows, designed and crafted in line with the history of the Barn.

The central hall deserves a special mention being well proportioned, creating a real sense of space. Located off is a ground floor wc and understairs cupboard providing important storage space.

Ascending to the first floor, an extensive landing gives access to four generous double bedrooms and house bathroom. The principal bedroom is located to the front elevation, extending to almost 400 sq. ft., incorporating a walk in dressing room and en-suite. The magnificent elevated views across the fields can be enjoyed through the front and side windows. The dressing room has been designed with built in wardrobes to each side, with access through into the adjacent en-suite.

A further three bedrooms each benefit from a double glazed casement window and central heating radiator. With noticeably high ceilings, each bedroom feels spacious, being complemented by ample natural lighting.

The internal accommodation is completed by a modern house bathroom comprising a traditional three piece suite with a separate built-in shower. There are recessed lights to the ceiling and a frosted double glazed window to the side elevation.

The property is positioned within a beautiful rural setting. Gribthorpe is a hamlet in the East Riding of Yorkshire, forming part of the civil parish of Foggathorpe. It is situated approximately 5 miles to the north of the market town of Howden and lies north east of Selby. The single-track tarmac road runs through the entire hamlet and joins the Wressle road to the north.

Despite its small size, Gribthorpe has a rich history dating back to 1086, providing the idyllic rural lifestyle that so many wish for on their doorstep. With less than 100 residents, and 18 homes, the hamlet of Gribthorpe most certainly appeals to those who enjoy the peaceful lifestyle and country pursuits.

The property is accessed via a private driveway with a perpetual right of access from the road into the grounds of this property. A gravelled driveway leads to a generous area for off street parking along with access into the integral garage. The garage has an electric door with power and laundry facilities inside. To the right of the garage is a storage area, also housing the oil tank.

The property benefits from two side gardens, both landscaped with enclosed brick boundaries and designed for easy maintenance. The entirety of the title extends to 0.14 Acre and delivers deceptively spacious outdoor space. The present owner installed a new oil boiler in December 2024 and has continuously maintained the property to an impressive standard.

The property sits within a peaceful and idyllic countryside position in a sleepy rural spot known as Gribthorpe. With open countryside and dog walking pursuits on the doorstep, the location of Moat Barn is admired by all.

The property represents a unique and unparalleled opportunity to acquire this tremendous and admirable barn conversion, which delivers incredible living accommodation. All viewings are strongly encouraged and strictly by appointment only.

Tenure: Freehold

Services/Utilities: Mains Electricity and Water are understood to be connected

EPC Rating: 65 (D)

Council Tax: East Riding of Yorkshire Band E

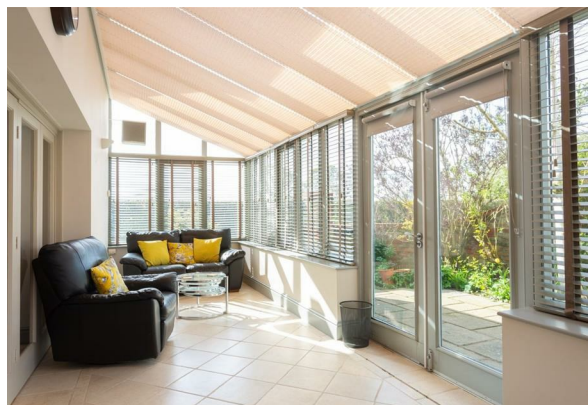
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

The property's drainage is served by a shared sewage treatment plant between 6 residents. The treatment plan is emptied twice a year and serviced annually. The cost is split a sixth, equally between the residents. The electricity and power for the treatment plant is also split on the same terms as above and is paid monthly.

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01757 706707

It is also noted that Fibre has been installed into the village and available for installation. \*Download speeds vary by broadband providers so please check with them before purchasing.

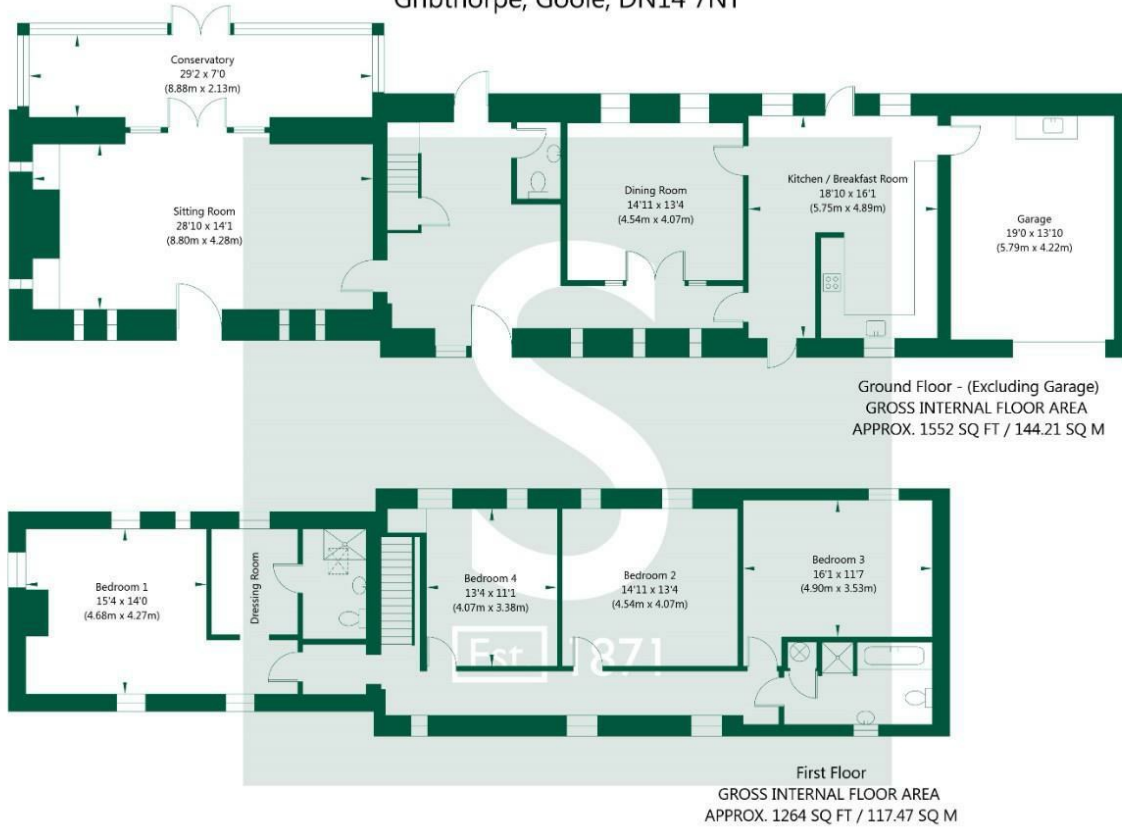








## Gribthorpe, Goole, DN14 7NT



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2816 SQ FT / 261.68 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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