



**CARVERS**  
SALES & LETTINGS

The Granary, Manor House Farm  
Morton On Swale, Northallerton, DL7 9RJ  
Offers in the region of £780,000

Barn Conversion





A superb barn conversion with annex accommodation, detached double garage, gardens and paddock land.

The beautifully presented and spacious living accommodation benefits from under floor central heating to the ground floor and includes a wooden pergola/porch, a large kitchen fitted with oak wall and base units central island and granite work tops together with integrated dishwasher, fridge and a Quooker tap. There are two stunning reception rooms with the living room having a vaulted ceiling with exposed roof beams and log burning stove. There is also a useful utility room, boot room and cloakroom/wc. Bedroom two with ensuite shower room is on the ground floor.

There are two oak staircases, one leads to the master suite with ensuite bathroom and dressing room. The other leads to another double bedroom with ensuite bathroom and original granary stone steps.

The ground floor annex accommodation has a double bedroom, bathroom and open plan living room/kitchen with access to a private courtyard garden. Externally there is a driveway, large gravel hard standing, detached double garage, gardens and a paddock. In all approx. 1.33 acres.





- Large four bedroomed semi detached barn conversion with double garage and paddock
- Spacious dining room
- Four bathrooms - 3 are en suite
- One bedroomed Annex area with private courtyard
- Gardens and paddock land in all aprox 1.33 acres
- Impressive living room with vaulted ceiling and exposed timbers
- Fitted oak kitchen with integrated appliances
- Air source heat pump providing under floor heating
- Driveway leading to a large hard standing area and detached double garage

#### GENERAL INFORMATION

Tenure: Freehold

Services: Air source heat pump under floor heating, Gas fired heating and solar panels, mains electric, water and drainage

Double glazing

Local Authority: North Yorkshire Band G

The Granary Annex EPC C

Right of access over the driveway belonging to Manor House Farm.

The Dovecote has a right of access from the shared driveway leading to their courtyard.

#### Buyers Identification Check(s)

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### Property Size Information

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and / or garage)





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

Property size taken from EPC  
2949.00 sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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