



RM
English

Moor Lane, Stamford Bridge, York, YO41 1HU

Guide Price £995,000

Tucked away just off Moor Lane is this beautifully converted barn conversion that blends rustic character with elegant modern living. Outside, the surrounding countryside offers tranquil views and a sense of peaceful seclusion, yet the home remains conveniently located to amenities. The nearby village of Stamford Bridge provides a range of independent shops, cosy pubs, cafés, a post office, and a small supermarket. With scenic walking routes and excellent transport links to York city centre, Dutch Barn is a truly exceptional opportunity to enjoy rural living without compromising on style or convenience.

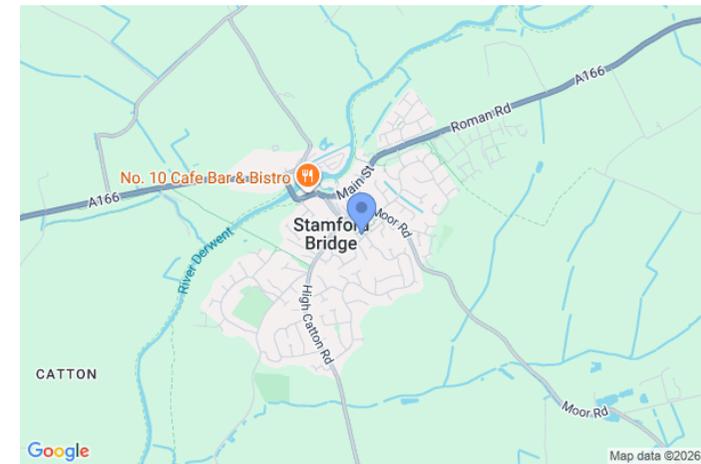
On entering you are greeted by a solid wood staircase leading to the first floor and doors off to all sides. The living room is a stunning open plan space with glass to both sides, of which half are floor to ceiling in height allowing an abundance of natural light to flood in. The ground floor sections are all bi fold doors which when opened create a fantastic summer entertaining space. An impressive vaulted ceiling with exposed timber beams can be found at the far end, whilst a fireplace with a log burner at its centre provides a lovely focal point, especially in the colder winter months. There is space at the opposite end for a table with chairs.

The formal dining room has two lovely arched windows to one side, one of which has a door at its centre that gives access to a paved path. This room is spacious so can accommodate a substantial formal dining table with chairs, if so desired. If a formal dining room isn't required, then it could be used as a secondary living area. A substantial timber beams takes centre stage, adding real character and charm.

The kitchen has been fitted by Neptune, a brand synonymous with quality. A central island with a quartz worktop, doubles up as a breakfast bar at one end, whilst incorporating a five ring gas hob and a motorised pop up socket with usb points. Below you will find a Miele oven and a wine fridge. The back wall has been fitted with a range of storage units, one being a shelved pantry cupboard. There is a recessed sink, quartz worktop, Quooker boiling tap with additional filter, Miele dishwasher, a second Miele oven with warming drawer below and a Fisher & Paykel French door fridge/freezer. There is a separate utility room adjacent to the kitchen which comprises of a timber worktop, Belfast sink, washing machine, dryer, built in storage and a stable door that opens to the path at the side. To the rear of the stairs, you will find a cloakroom with a w/c and hand basin, whilst a boot room with storage can be found immediately adjacent. The entire ground floor benefits from underfloor heating.

On walking up the stairs you are greeted by the stunning mezzanine which is currently being used as an office/games room and provides incredible views over open countryside. The master bedroom has built in storage to either side of the bed with hanging rails, shelves and lighting. There is a Juliet balcony and an en-suite comprising freestanding copper bath with a nickel interior, walk in double shower, low level w/c, floating hand basin, heated towel rail and a Velux roof light. There are four additional double bedrooms, three with built in wardrobes and one with an en-suite. A contemporary family bathroom with a stylish freestanding bath, low level w/c, walk in double shower, hand basin with storage below and a heated towel rail completes the internal accommodation.

Externally there is a large patio seating, summer house, two man-made ponds, two timber sheds, mature trees, shrubs, a good sized lawn, three raised beds, a gravelled drive and a double garage with electric doors that can be accessed via the house. A mature hedge encloses the property making it extremely private and secure.

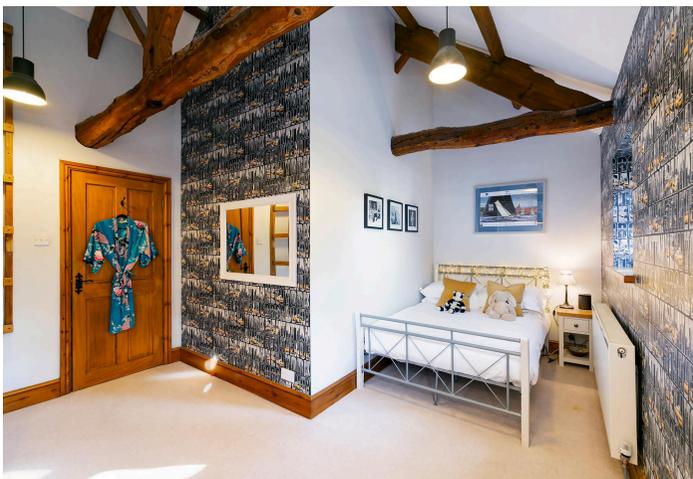
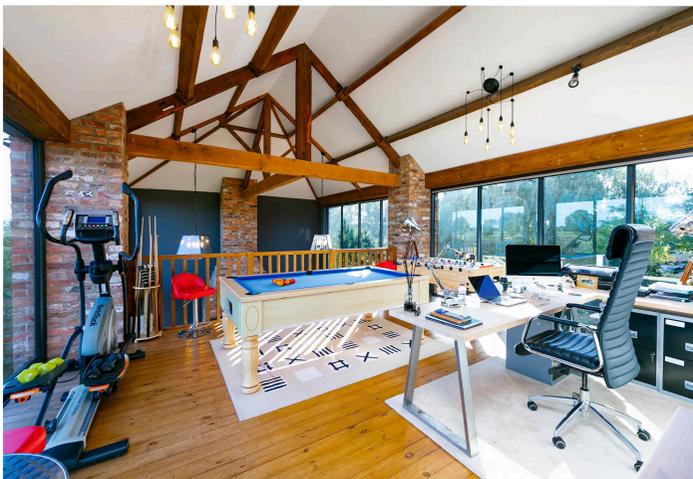




AN EXCEPTIONAL BARN CONVERSION OOZING CHARACTER & CHARM



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 63 | 67 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| 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 F

Local Authority East Riding of Yorkshire Council

Services Mains water & electric. Oil fired central heating & a treatment plant



Address:
Reference: 2461



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Offices in York, Pocklington and Market Weighton

R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202

Approx. Gross Internal Floor Area 3778 sq. ft / 351.01 sq. m
Garage 479 sq. ft / 44.52 sq. m
Outbuilding 48 sq. ft / 4.49 sq. m
Total 4305 sq. ft / 400.02 sq. m

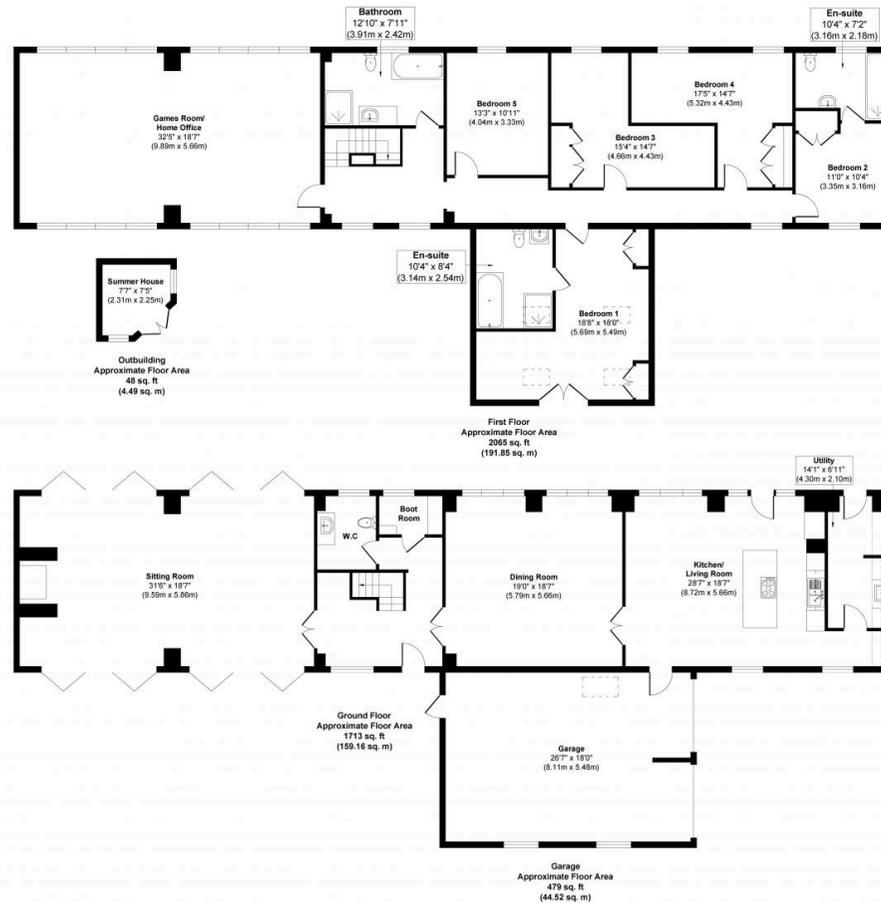
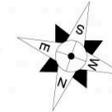


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