



## Lordship Lodge & Lordship Lodge 2 , Selby

£750,000

- Two Completed Barn Conversions
- All Set in Approx 0.75 Acre
- 6 Bedrooms Overall
- Contemporary Kitchens & Bathrooms
- Courtyard Style Garden
- Off Street Parking
- EER 64 (D)

A rare and exciting opportunity to acquire two completed barn conversions.

The main barn, known as 'Lordship Lodge' is an extensive family home comprising of four bedrooms, open plan living kitchen and generous sitting room.

## LORDSHIP LODGE

An exceptional detached barn conversion, showcasing fine architectural work and impeccable living accommodation amongst open countryside in Wistow Lordship.

Work commenced in 2019 for the conversion of Lordship Barn and was completed in the early part of 2021. The barn has undergone a comprehensive programme of renovation and refurbishment which has seen the internal accommodation significantly enhanced, reconfigured, extended and the entire building refurbished, whilst retaining many original features of the barn.

The barn has been successfully completed sympathetically to its former use, whilst also incorporating a more contemporary and industrial interior design. Undoubtedly one of the finest rooms in the property is the extensive open plan kitchen area with two sets of bespoke bi-folding doors adjoining the side elevation. Not only made structurally sound by RSJ steel beams but also original exposed wooden beams which add character to the room.

The kitchen has been designed with open plan living in mind, focused around a central island with matching contemporary wall and base units with black work surfaces over. A real feature of this room is the exposed brick walls and supporting brick pillars along with the concrete flooring to finish. There is a number of integral appliances with an important utility located off the kitchen.

The ground floor is further enhanced by an extensive lounge having two casement windows and external door. This room can be used for family and dining purposes, enjoying ample space to accommodate appropriate furniture.

Behind the lounge is a fourth bedroom which can also be used as a snug, play room or home office depending on the individuals requirements. The ground floor accommodation is completed by a cloakroom wc and with a beautiful oak and glass balustrade turned staircase leading to the first floor arrangement.

A central landing gives access to three double bedrooms and house bathroom. The spacious principal bedroom, positioned towards the rear of the barn, is well designed, including a walk in wardrobe and beautiful en suite. There are two further double bedrooms, both benefiting from a double glazed window and central heating radiator.

The internal accommodation is completed by a contemporary house bathroom having a traditional three piece suite with separate walk in shower.

Externally the property enjoys a private rear garden in a courtyard style, having artificial grass and being enclosed to all three sides by fenced boundaries. There is off street parking to the front with the ability to park up to three motor vehicles.

## LORDSHIP LODGE 2

In 2022, the present owner was successful with another planning application for the conversion of a second barn positioned adjacent to Lordship Barn. After careful consideration from the owner and architect, this barn is one of the finest architectural designs we have seen on the open market. From a sunken kitchen, to the entire east elevation designed with glass and sliding doors, the property maximises height and roof space to model this 629 sq.ft barn into two double bedrooms, home office, open plan living arrangement, kitchen and bathroom.

The bulk of the accommodation is positioned centrally within the barn enjoying a modern open planning living arrangement with a bespoke set of sliding doors leading out into the rear garden. One of the most mesmerising designs of this conversion is the sunken kitchen, below ground level and entirely designed to maximise space and allow ample height for the main bedroom positioned directly above. The kitchen is contemporary, focused around a more industrial look with concrete work surfaces above a range of shaker style wall and base units. To the opposing side of the barn is an area which can be used as a home office with a set of stairs leading to bedroom two.

The accommodation is completed by an impressive house bathroom, again with polished concrete flooring continuing throughout the ground and lower floor accommodation and a traditional three piece suite and separate walk in shower.

Externally the barn is complemented by a right of access from the Lordship Lane which in turn leads along the side of the main barn into a designated parking area for both properties. The rear garden is again enclosed to all sides by fenced boundaries with a central patio area around synthetic grass.

Please note the owner will not be considering selling the two bedroom barn separately and the barns are to be sold as an entirety.

Agents note - The owner would consider selling Lordship Lodge as a stand alone residential house, please refer your interest to our Selby office for more information.

EER- 64 (D)

Tenure - Freehold

Council Tax - North Yorkshire Council - Band F

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