



3 The Park, Westwood Lane, York

£600,000

- Set within an exclusive development of converted period barns
- Stylish breakfast kitchen
- Gravelled driveway with parking and integral garage
- Idyllic rural surroundings and superb commuter links to York, Leeds, and beyond
- Spacious lounge with inglenook fireplace
- Four well-proportioned bedrooms, including a characterful master with en suite
- Rear gardens with sun patio and delightful rural outlook
- Versatile dining room with front aspect window
- Family bathroom with bath and exposed beams
- Situated on the edge of the charming Conservation Village of Askham Bryan

An exceptional and deceptively spacious barn conversion located on the edge of the prestigious rural setting of Askham Bryan.

Set within an exclusive development of converted period barns, this elegant four-bedroom home combines modern comfort with character features, offering spacious accommodation across two floors with a fully integrated kitchen, master en suite, and integral garage. Situated on the edge of the charming Conservation Village of Askham Bryan, it enjoys both idyllic rural surroundings and superb commuter links to York, Leeds, and beyond, with excellent local schooling and amenities close at hand.

A welcoming reception hall with tiled flooring sets the tone for this charming home, leading to a guest cloakroom with modern fittings. To the front lies a versatile dining room, while the cosy lounge to the rear features a striking inglenook fireplace with cast iron stove and direct access to the garden.

At the heart of the home is a superb breakfast kitchen, well appointed with fitted units, Belfast sink, integrated appliances, and space for a Rangemaster oven, complemented by a practical utility room with further storage, appliances, and access to both the garden and integral garage.

Upstairs, a beamed landing leads to four well-proportioned bedrooms. The master suite also boasts exposed beams, character timber flooring, and a stylish en suite shower room, while the remaining bedrooms each offer unique charm, with Bedroom Three benefitting from loft access that presents potential for conversion, subject to the appropriate permissions. A well-fitted family bathroom with bath and separate walk-in shower completes the first floor.

Externally, the property forms part of a picturesque barn conversion development set around a central courtyard. A gravelled driveway provides parking for vehicles and access to the integral garage. The rear garden is divided into two lovely areas the first mainly laid to lawn with a sun patio, before stepping through into a larger lawned walled garden ideal for the modern family and enjoying an open rural outlook.

Property Information

Tenure: Freehold - NB The owner of this property also owns a 1/12th share in the driveway leading from Westwood Lane into the development. The purchaser will be responsible for 1/12th of the cost of its upkeep and maintenance.

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

Broadband Coverage: Up to 18 Mbps download speed

EPC Rating: D

Council Tax: F - City of York

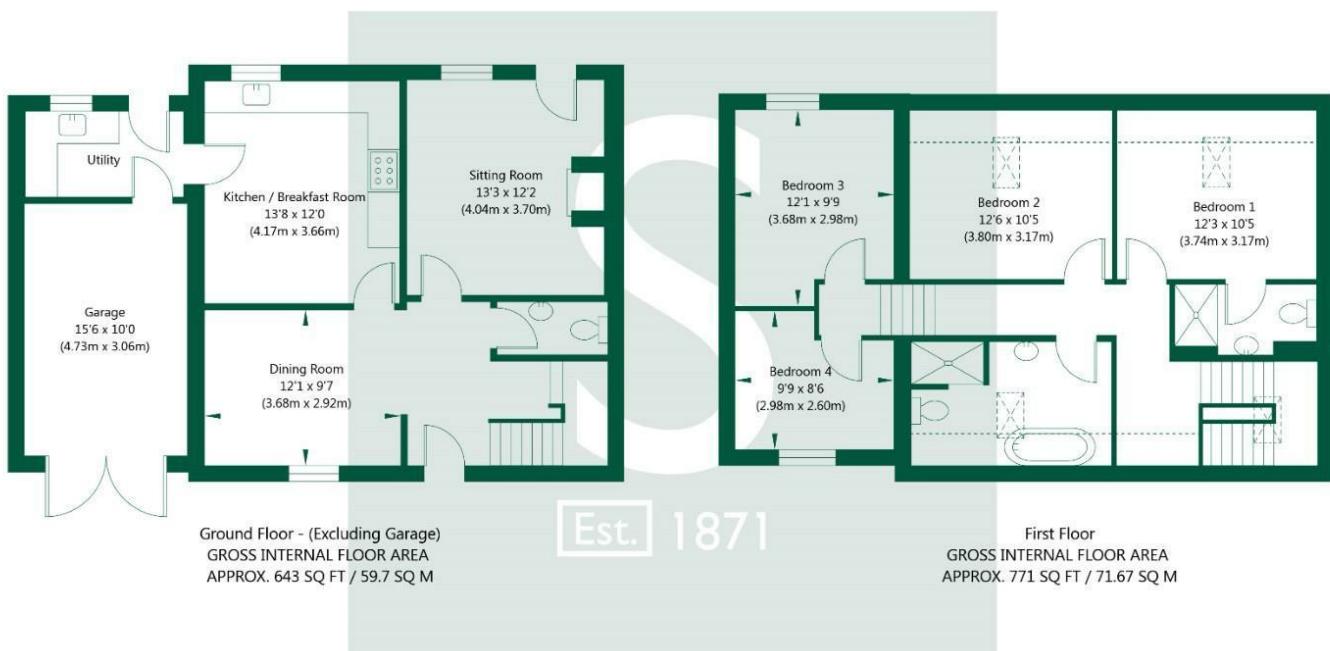
Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

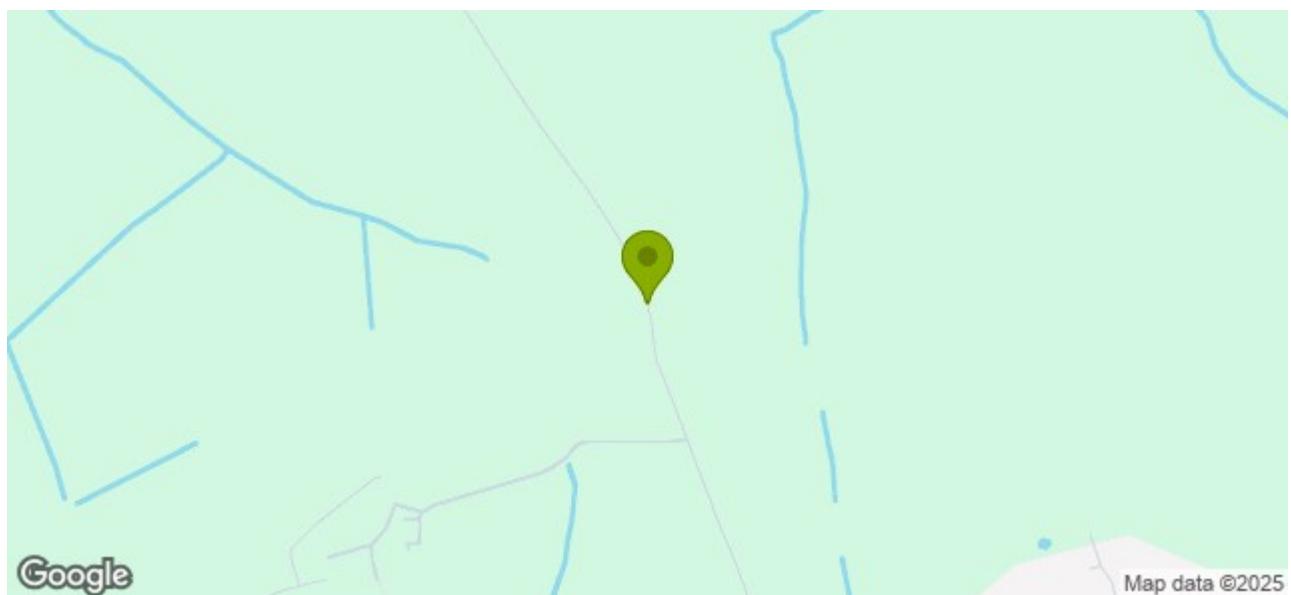
*Download speeds vary by broadband providers so please check with them before purchasing.







NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1414 SQ FT / 131.37 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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