



# Rice Lane Flaxton, York YO60 7PZ

£1,250,000



A truly exceptional barn conversion extending to over 3,500 sq ft, currently under construction and forming a striking blend of contemporary design and original character. Set within the rural surroundings of Flaxton, the property is being created by a highly regarded, award winning local developer and offers a rare opportunity to acquire a substantial, high specification home with a versatile annexe and courtyard setting.

The main barn is arranged around an impressive central hallway with exposed brickwork, restored original king trusses and a dramatic feature window. A bespoke steel staircase with oak treads and glass balustrade rises through the space, enhanced by six metre high ceilings.

The heart of the home is a superb open plan kitchen, dining and living area with 30mm quartz worktops, natural stone flooring and underfloor heating. Large bi fold doors open directly onto the internal courtyard garden. A separate sitting room, utility and store complete the ground floor.

To the first floor, the principal bedroom features a walk in wardrobe and a luxurious five piece en suite with walk in shower, bath and double sinks. There are three further double bedrooms and a stylish four piece family bathroom, all benefiting from the barn's impressive volume and exposed trusses.

To the rear, the annexe incorporates a double garage and a self contained living space with a second kitchen and living room or gym, a four piece bathroom and a double bedroom. It enjoys the same high quality finish, including quartz worktops, underfloor heating, restored trusses, four metre ceilings and a feature window, along with a private raised patio with open field views.

Externally, the property is arranged around an internal courtyard garden of approximately 2,200 sq ft, with parking for around six vehicles. A rare opportunity to acquire a substantial and beautifully designed barn conversion within easy reach of York.

All Images are CGI and should be only used as a guide.



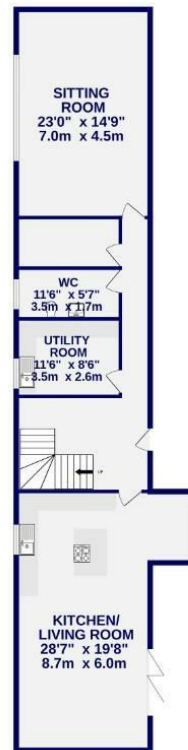


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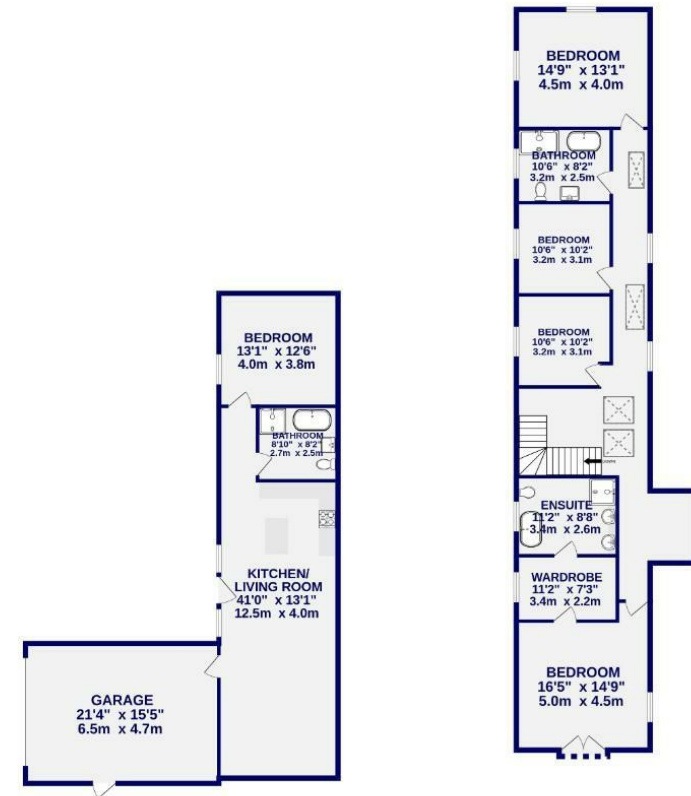
Freehold  
Council Tax Band -

- Newly Converted Barn
- Luxury Conversion Under Development
- Five Bedrooms
- Central Courtyard Garden
- Double Garage
- Over 3,500 Sqft
- EPC TBC

GROUND FLOOR  
2276 sq ft, (211.4 sq m.) approx.



1ST FLOOR  
1249 sq ft, (116.1 sq m.) approx.



TOTAL FLOOR AREA : 3525 sq.ft. (327.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It is included in the plan the garage/storeroom will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.  
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