





An impressive three storey five double bed roomed barn conversion with mature gardens, parking and garage set in a rural location with far reaching views over the countryside. The property benefits from oil fired central heating, double glazing and exposed beams and roof trusses. The spacious and versatile living accommodation includes an entrance porch, lovely reception hall, cloak room/wc, useful utility room/boot room, dining room, living room with open fire and double doors to the rear garden, kitchen/breakfast room fitted with a modern range of wall and base units including an electric Aga and integrated dishwasher and fridge freezer, double doors lead to the garden room which opens to and over looks the rear garden. To the first floor there is a master bedroom with ensuite shower room and walk in wardrobe. There are two further double bedrooms and a family bathroom. To the second floor there are two further bedrooms, one with impressive exposed roof trusses and far reaching views and a family shower room/wc. Externally there is a block paved driveway providing off street parking and a graveled courtyard leads to the garage and further parking spaces. The gardens are to the side and rear of the property with lawn, patio area and mature borders.







- A large three storey five double bedroomed barn conversion
- Kitchen / breakfast room with integrated appliances, twin Belfast sink and electric Aga
- Large family bathroom and separate family shower room
- Block paved off street parking for several cars plus garage and additional parking spaces
- Rural location with impressive far reaching views
- Three spacious reception rooms including a garden room / conservatory
- Master bedroom with ensuite shower room and walk in wardrobe
- Period style features including exposed ceiling beams, roof trusses, exposed brick work and fire place
- Lovely, private mature gardens and patio area
- Easy access to A1M, Northallerton, Richmond and Bedale. No onward chain

#### GENERAL INFORMATION

Tenure: Freehold.

Services: Oil central heating, mains electric, water and drainage to a septic tank

Double glazing.

Local Authority: North Yorkshire Band F.

Shared access to the Courtyard and garage.

Nominal annual upkeep of shared areas between the six properties.





**Ground Floor**  
Floor area 115.5 sq.m. (1,243 sq.ft.)

**First Floor**  
Floor area 100.2 sq.m. (1,079 sq.ft.)

**Second Floor**  
Floor area 51.3 sq.m. (552 sq.ft.)

**Garage**  
Floor area 14.6 sq.m. (157 sq.ft.)

Total floor area: 281.6 sq.m. (3,031 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](http://www.Propertybox.io)

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

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14 Duke Street, Darlington  
Co Durham, DL3 7AA  
01325 357807  
[sales@carvergroup.co.uk](mailto:sales@carvergroup.co.uk)

63 Dalton Way, Newton Aycliffe  
Co Durham DL5 4NB  
01325 320676  
[aycliffe@carvergroup.co.uk](mailto:aycliffe@carvergroup.co.uk)

41 Market Place, Richmond  
North Yorkshire, DL10 4QL  
01748 825317  
[richmond@carvergroup.co.uk](mailto:richmond@carvergroup.co.uk)

219 High Street, Northallerton  
North Yorkshire DL7 8LW  
01609 777710  
[northallerton@carvergroup.co.uk](mailto:northallerton@carvergroup.co.uk)