



**FOLD BARN, MAIN STREET
HESLINGTON, YORK. YO10 5EB**



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A STUNNING BARN CONVERSION SYMPATHETICALLY RESTORED AND EXTENDED TO INCORPORATE MANY ORIGINAL AND PERIOD STYLE FEATURES INCLUDING BEAMED CEILINGS, ROOF TRUSSES, PINE SKIRTING BOARDS, ARCHITRIVES, AND FIRE PLACES AND PROVIDING A SPACIOUS FAMILY PROPERTY OF CHARACTER WITH A DELIGHTFUL ENCLOSED WALLED LAWNED GARDEN. FOLD BARN FORMS PART OF A SELECT DEVELOPMENT OF ONLY 5 TRADITIONAL STYLE HOUSES STANDING BACK FROM THE MAIN STREET AT THE CENTRE OF THIS HIGHLY SOUGHT AFTER CONSERVATION VILLAGE. HESLINGTON VILLAGE LIES APPROXIMATELY TWO MILES FROM YORK CITY CENTRE AND IS ADJACENT TO THE ADMINISTRATION CENTRE, CAMPUS AND SPORT FACILITIES OF THE UNIVERSITY OF YORK, CLOSE TO THE SCIENCE PARK, OFFERS A RANGE OF LOCAL AMENITIES, INCLUDING SHOP, POST OFFICE, BANKS, PRIMARY SCHOOL AND WITHIN THE CATCHMENT AREA OF THE HIGHLY REGARDED FULFORD SECONDARY SCHOOL.

GUIDE PRICE: £545,000

GROUND FLOOR

ENTRANCE HALL

9' 3" (2.82m) X 4' 6" (1.37m) with panelled front door, staircase leading to the first floor accommodation with pine spindle balustrade and handrail, radiator and French oak flooring.

MASTER BEDROOM (FRONT):

14' 3" (4.34m) X 10' 10" (3.3m) having fitted double fronted recessed wardrobes with double pine panelled door, hanging rail and shelving, radiator. French oak flooring and eight recessed slit windows.

DRESSING AREA:

8' 11" (2.72m) X 4' 11" (1.5m) with radiator and French Oak flooring leading to:-

EN SUITE SHOWER ROOM:

8' 7" (2.62m) X 3' 3" (0.99m) having white suite comprising low flush W.C., pedestal wash hand basin and shower cubicle with transparent shower screen door, wall mounted shower head and fully tiled walls. French Oak flooring.

INNER HALLWAY:

BATHROOM:

White suite comprising low flush W.C., pedestal wash hand basin, shaped panelled bath set within tiled surround and shower cubicle with transparent shower screen door, wall mounted shower head and full height tiled surround. French oak flooring. Single radiator. Limestone tiled splash backs, extractor fan. Recessed ceiling lights.

DOUBLE BEDROOM 2 (FRONT):

12' 6" (3.81m) X 10' 6" (3.2m) max, radiator, feature exposed ceiling truss and French Oak flooring.

UTILITY ROOM:

12' 7" (3.84m) X 5' 9" (1.75m) having range of three fitted base units with laminated work surfaces over, incorporating a single bowl stainless steel sink. Plumbing for automatic washing machine and space for automatic tumble dryer. Wall mounted Worcester gas central heating boiler, radiator, strip lights, extractor fan and Indian slate flooring.

DINING ROOM:

17' 0" (5.18m) X 14' 0" (4.27m) having feature brick built fireplace with cast iron basket grate, York stone hearth with concrete lintel over. Feature two exposed pine truss ceiling with Velux roof light, heating radiator and French Oak flooring.

REAR HALL:

13' 7" (4.14m) X 8' 8" (2.64m) having glazed panelled door giving access to the inner courtyard. Feature exposed ceiling beams with Velux roof light, French Oak flooring and radiator.

COALKROOM W.C.:

8' 7" (2.62m) X 3' 0" (0.91m) having white low flush W.C. and pedestal wash hand basin, tiled splash back, radiator and extractor fan. French Oak flooring.

KITCHEN (REAR):

13' 10" (4.22m) X 11' 2" (3.4m) having range of oak wood effect laminated units to two sides with granite working surfaces over, incorporating inset 1¼ bowl ceramic sink with mixer tap. Matching range of high level storage and display units with tiled surround. Integrated fan assisted electric oven with grill above. Neff four ring gas hob with integrated extractor fan above. Integrated fridge and freezer units with further integrated automatic dishwasher. Indian slate flooring, extractor fan and radiator. Built in stainless steel microwave. 2 ceiling beams and Velux roof light.

LOUNGE:

22' 3" (6.78m) X 14' 2" max (4.32m) with feature brick built fireplace, having cast iron basket grate, York stone hearth with stone lintel over. Feature exposed ceiling truss, two radiators and French Oak flooring. Glazed door to garden.

STUDY/ BEDROOM 5 (REAR)

14' 7" (4.44m) x 7' 10" (2.39m) having French Oak flooring, radiator and feature two exposed ceiling beams.

GALLERIED LANDING:

9' 9" (2.97m) x 15' 10" (4.83m) max with spindle balustrade, matching handraid and pine floor. Two Velux roof lights, exposed wall trusses.

BEDROOM 3 (FRONT):

14' 3" (4.34m) X 11' 3" (3.43m) with feature exposed ceiling truss, stripped pine flooring and radiator, five recessed slit windows.

BEDROOM 4 (REAR):

14' 5" (4.39m) X 7' 9" (2.36m) with feature exposed ceiling truss, stripped pine flooring and radiator, two recessed slit windows, two ceiling beams.

OUTSIDE:

COURTYARD:



REAR GARDEN:



Fold Barn is situated of Main Street, Heslington via a shared tarmac and gravel driveway leading to an **ATTACHED BRICK AND PANTILED GARAGE** approximately 17' 9" (5.41m) x 10' 2" (3.1m) having double oak garage doors with light and power. There is an additional gravelled parking space directly in front of the garage. There is an enclosed semi circular front courtyard with York stone flags which can be viewed from Bedroom 2. There is a central inner courtyard accessed via the side of the property or internally from the inner hall which is again extensively paved with York stone flags and brick raised herbaceous flower bed. Directly to the rear of the property is a further York stone patio with steps up to a rectangular lawned garden which has landscaped herbaceous flowerbeds to two sides. The rear garden is private and fully enclosed to all sides by walled boundaries.

GENERAL INFORMATION

NOTE:

The property has the benefit of a NHBC 10 year Buildmark Warranty.

LOCAL AUTHORITY:

City of York Council, Telephone 01904 613161.

VIEWINGS:

Strictly by appointment with the Selling Agents: Tel: 01904 679733

DIRECTIONS:

Proceed out of York along the A1079 and at the end of the dual carriageway turn right at the roundabout to The University of York and Heslington. As you enter Heslington take the second turning on the right into Main Street. Opposite Barclays Bank turn right along side Bridge Garth where Fold Barn is situated, a short distance on the right hand side.



IMPORTANT NOTICE

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