



**PLOT 2, MANOR FARM BARNs,  
FOGGATHORPE,  
EAST YORKSHIRE. YO8 6PZ**



A SUPERB BARN CONVERSION IMAGINATIVELY DESIGNED TO PROVIDE SPACIOUS FAMILY ACCOMMODATION OVER THREE FLOORS AND INCORPORATING A WEALTH OF PERIOD STYLE FEATURES COMPLIMENTED BY A HIGH QUALITY RANGE OF MODERN FIXTURES AND FITTINGS. THE PROPERTY PROVIDES A TRADITIONAL CHARACTER HOUSE IN A COURTYARD SETTING WITH THE BENEFIT OF A LARGE REAR GARDEN AND VIEWS TO THE REAR OVER OPEN COUNTRYSIDE.

FORMING PART OF A SELECT CONVERSION OF ONLY THREE BARNs, THE PROPERTY IS SITUATED AT THE END OF AN ATTRACTIVE TREE LINED GRAVELLED DRIVEWAY IN A DELIGHTFUL RURAL LOCATION CONSIDERED CONVENIENT FOR ACCESS TO THE A19 (7½ MILES) LEADING TO YORK AND SELBY AND THE M62 (8 MILES) FOR ACCESS TO HULL LEEDS AND MOTORWAY NETWORK.

## GUIDE PRICE: £450,000

### ACCOMMODATION

#### RECEPTION HALL:

8' 2" (2.49m) x 10' 3" (3.12m). Double glazed panel entrance door and matching double glazed side panel and tiled floor.

#### CLOAKROOM:

Pedestal wash basin with mixer tap, low-level W.C., radiator, ceiling extractor fan, tiled floor and half tiled walls.

#### SITTING ROOM:

22' 0" (6.71m) max x 9' 10" (3m) max.



Radiator, point for T.V. and telephone, double glazed double panelled door opening to courtyard with two matching side panels and timber ceiling beam.

The entrance hall extends to inner lobby with radiator.

#### GUEST BEDROOM:

12' 8" (3.86m) x 9' 4" (2.84m). Radiator and timber beam.

#### EN-SUITE BATHROOM:

Timber panelled bath with mixer tap and shower attachment, three quarter tiling to bath area, low-level W.C., pedestal wash basin, radiator, tiled floor, recessed ceiling lights, extractor fan and part tiled walls.

#### INNER HALL:

Tiled floor and radiator.

#### DINING ROOM:

13' 10" (4.22m) x 14' 7" (4.44m).



Oak flooring, radiator, TV and telephone point, arched top three panel window in recess overlooking courtyard, recess with three panel window overlooking rear garden and ceiling beam.

#### BREAKFAST KITCHEN:

15' 5" (4.7m) max x 16' 2" (4.93m) max. Range of hand made wall and base units with solid maple work surfaces. C.D.A. range LPG gas cooker with four ring hob and wok burner, electric fan assisted oven and separate grill, stainless steel

extractor hood above.



Matching island unit with white glazed Belfast sink and mixer tap, integrated dishwasher, American fridge/freezer, tiled floor, radiator, recessed ceiling lights, arched top four panelled double glazed window overlooking garden and three panelled double glazed window.

#### BOILER ROOM:

Tiled floor, wall mounted LPG boiler, hot water cylinder.

#### UTILITY ROOM:

13' 0" (3.96m) reducing to 6' 5" (1.96m) x 9' 7" (2.92m) reducing to 5' 5" (1.65m). Work surfaces with stainless steel inset sink and mixer tap, range of wall cupboards, space and plumbing below for washing machine, tiled floor, radiator, door to garden.

From the hall a turning staircase with painted spindle balustrade and stained hand rail rises to –

### FIRST FLOOR LANDING:

Radiator.

### BEDROOM 3:

16' 2" (4.93m) x 12' 0" (3.66m) plus door recess.



Radiator and beam.

### EN-SUITE SHOWER ROOM:

Shower with fitted shower, folding door and tiled wall. Pedestal wash basin, low-level W.C., radiator, tiled floor, point for electric shaver, extractor fan, recessed ceiling lights and half tiled walls.

### BEDROOM 4:

7' 9" (2.36m) x 11' 4" (3.45m). Radiator.

### BEDROOM 5:

11' 4" (3.45m) x 5' 8" (1.73m). Radiator.

### HOUSE BATHROOM:

Shaped corner bath with mixer tap, pedestal wash basin, low-level W.C., radiator, point for electric shaver, extractor fan, recessed ceiling lights, tiled floor and half tiled wall.

The staircase continues to –

### SECOND FLOOR LANDING:

Radiator.

### MASTER BEDROOM:

13' 9" (4.19m) max x 13' 5" (4.09m) max. Radiator, TV point, telephone point, recessed ceiling lights.

### EN-SUITE SHOWER ROOM:

Full width shower with sliding door, fitted shower and tiled walls. Low-level W.C., pedestal wash basin, radiator, recessed ceiling lights, extractor fan, half tiled walls and tiled window recess.

### OUTSIDE:



To the front of the property is a block paved driveway with vehicle parking and gravelled drive parking. To the side and rear of the property is an enclosed fenced garden with flagged patio.

### GENERAL INFORMATION

#### LOCAL AUTHORITY:

East Riding of Yorkshire Council, Tel: 01482 887700.

#### VIEWING:

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

#### DIRECTIONS:

Leave York on the A19 heading south to Selby and turn left at the A169 to Bubwith and Market Weighton. Continue to Foggathorpe and as you leave the village the access to Manor Farm Barns is on your left hand side as identified by the Blacks Property For Sale Board.

### LOCATION MAP:



### IMPORTANT NOTICE:

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