



Birker Lane, Wilberfoss, York, North Yorkshire, YO41 5RP

- A stunning barn conversion • 5.9 acres with a modern 4 bay commercial building • Open plan kitchen/diner with a walk in pantry. Separate utility room • Living room with a vaulted ceiling and a second reception room • Master bedroom with dressing room and en-suite shower room • Two further double bedrooms, both with built in wardrobes • Family bathroom. Cloakroom with w/c and hand basin • Utility and boiler room. Compliant septic tank • Stunning garden. Parking for multiple cars. • EPC = C

Guide Price £650,000

A rare and exciting opportunity to acquire a stunning barn conversion with 5.9 acres, located just outside the village of Wilberfoss. There is a steel portal framed commercial building with power and water to one side. The building has four bays, all of which have electric roller doors. This could be used as a workshop or for storing cars/machinery. The property itself is contemporary in design but benefits from characterful features that you would expect to see in a barn conversion. The property is accessed via a long private drive just off Birker Lane.

As you enter the property you find yourself in a lovely porch which is perfect for the storage of coats and shoes. The bedrooms can be found on the ground floor whilst the living accommodation is to the first floor. The master suite comprises of a large double bedroom, a walk in dressing room with fitted wardrobes and an en-suite comprising walk in double shower, low level w/c, hand basin with storage below, chrome heated towel rail and an LED mirror. There are two further double bedrooms both of which have built in wardrobes. A family bathroom comprising bath with shower over, hand basin with storage below, low level w/c and a chrome heated towel rail can be found adjacent to the base of the stairs. To the rear of the property you will find a lovely open hallway which leads to a separate utility room with space for multiple white goods and a boiler room which doubles up as a drying room.

To the first floor there are two reception rooms and an open plan kitchen/diner, all three rooms benefit from a vaulted ceiling, two with exposed timber beams. The open plan kitchen/diner has been beautifully finished with a U shaped worktop that incorporates a four ring halogen hob and a composite sink with drainer. There are a range of appliances including a double oven, fridge/freezer and washing machine. There space for a good sized dining table with chairs and a walk in shelved pantry can be found in the far corner. The main living room has dual aspect windows, so benefits from natural light. The wall between the living room and kitchen/diner could be removed if you desire a fully open plan arrangement. The second reception room is again naturally very light as there are four Velux roof lights and dual aspect windows. This room could be used for a variety of different purposes depending on individual requirements. A cloakroom with w/c and hand basin completes in the internal accommodation.

Externally there is low maintenance courtyard at the rear which has been gravelled and can be accessed via the house or a path. The front garden provides a stunning display of vibrant flowers, mature shrubs and trees. The garden is split into two main parts with a path at its centre. One side has been primarily laid to lawn, whilst the other has been gravelled with a good sized patio seating area immediately adjacent to the house. There is a parking area to the front of the property for multiple cars and further parking available in front of the commercial building. The land that is included would be perfect for anyone that has horses or wants to keep animals.





A STUNNING BARN CONVERSION WITH A COMMERCIAL BUILDING AND 5.9 ACRES



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 91 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 69 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Ra | | 0 | 0 |
|-----------------------------------------------------------------|----------|-------------------------|-----------|
| | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92-100) | A | | 0 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Viewing strictly by appointment

Tenure Freehold

Council Tax Band C

Local Authority East Riding of Yorkshire Council

Services Mains water & electric. Oil fired central heating & compliant septic tank.



Address: Birker Lane, Wilberfoss, York, YO41 5RP
Reference: 909

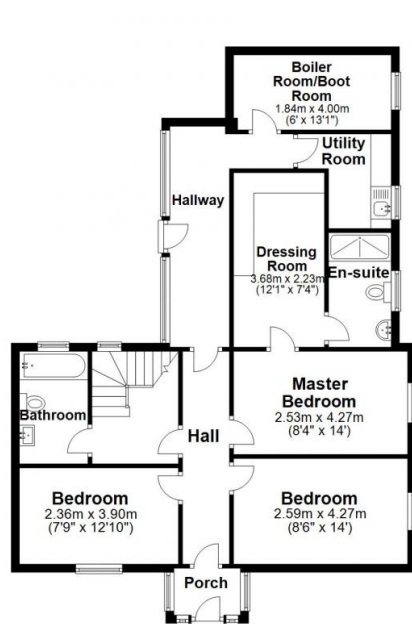


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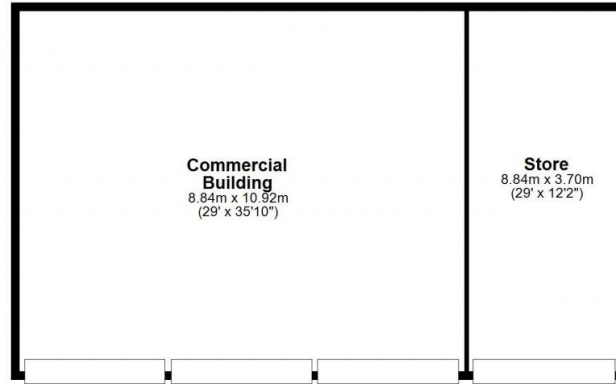


Offices in York, Pocklington and Market Weighton

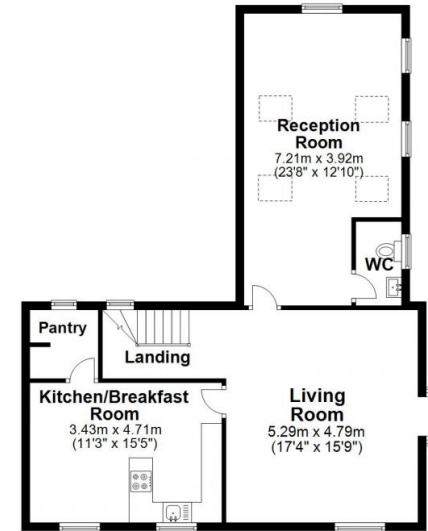
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Ground Floor
Approx. 89.2 sq. metres (960.2 sq. feet)



First Floor
Approx. 78.0 sq. metres (839.6 sq. feet)



Total area: approx. 167.2 sq. metres (1799.8 sq. feet)
All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
 Plan produced using PlanUp
Swallows Barn

Disclaimer

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