



1 ROEBUCK BARRACKS, APPLETON ROEBUCK
ASKING PRICE £950,000

Carter Jonas

ROEBUCK BARRACKS, GREEN LANE, YO23 2TW

Approached via a quiet country lane through woodland, Roebuck Barracks is set behind an electric gated entrance and extends to approximately 16 acres. The properties are well spaced, each sitting in generous gardens and offering ample parking with large garages.

This sublime five-bedroom modern home with a large integrated garage, is exceptionally spacious for a single storey dwelling offering over 3000 sq ft of internal accommodation, in a tranquil plot of approximately 1 acre, within this charming rural development.

Characterised by clean architectural lines, the interior design takes an exacting approach to light and space, with accommodation extending in a fluid, open-plan layout across a single storey. Large aluminium framed windows and vaulted ceilings enhance the already eye-catching space.

The living room is open plan, showcasing a stunning kitchen and striking full-height windows. The central island unit creates a natural yet sociable delineation of the space, ideal for entertaining or for family life to play out.

The kitchen, designed by Design House Interiors offers contemporary gloss units' compliment by Silestone Quartz worktops, Seimens appliances and a Quooker tap. This stunning space leads through to the utility room, pantry, WC and garage.

The principal bedroom suite is situated at the rear of the property; this is a beautifully proportioned and quiet room with an ensuite bathroom, dressing room and bifold doors opening out to the garden. There are four further double bedrooms, 2 ensuite and a family bathroom offering both a bathtub and separate shower and a study.

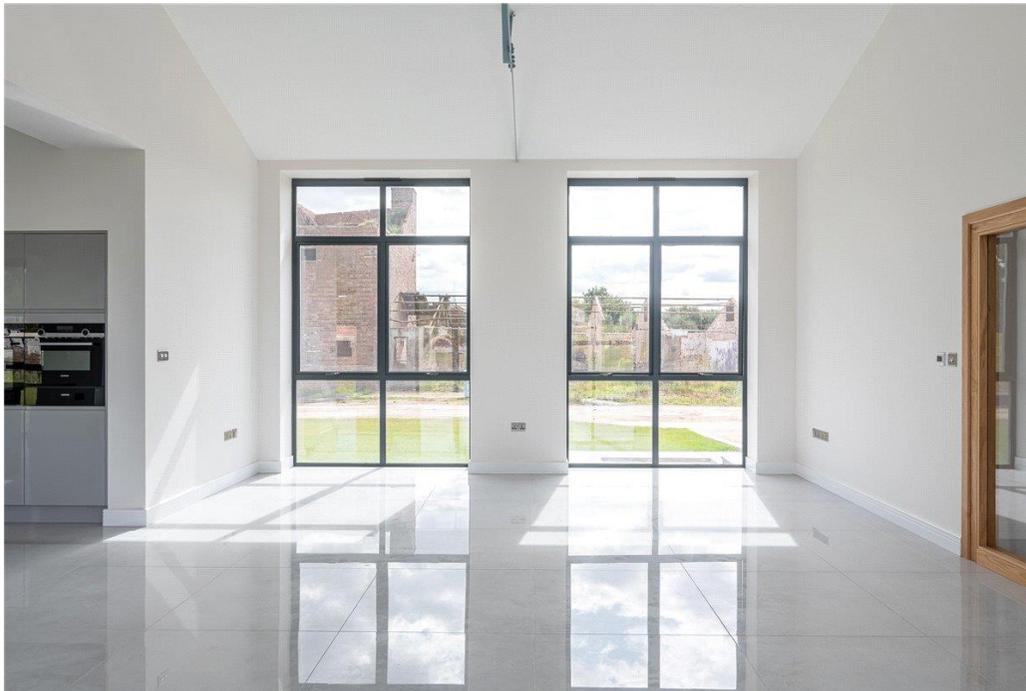
The property has underfloor heating throughout with each room having its own thermostat control. An Air Source Heat pump provides the hot water.

The garden and delightful views form an integral part of the overall experience of the house along with spacious patio accessed from bifold doors in the living room and principal bedroom providing an ideal place to enjoy a morning coffee or to eat and drink outside.

This exclusive address has a real sense of individuality and provides easy access to the numerous facilities available in the delightful villages of Appleton Roebuck, Copmanthorpe and Bishopthorpe, and York just a short distance away.

AN EXCEPTIONAL FIVE BEDROOM SINGLE STOREY HOME IN A BEAUTIFUL, TRANQUIL RURAL SETTING JUST OUTSIDE THE POPULAR VILLAGE OF APPLETON ROEBUCK



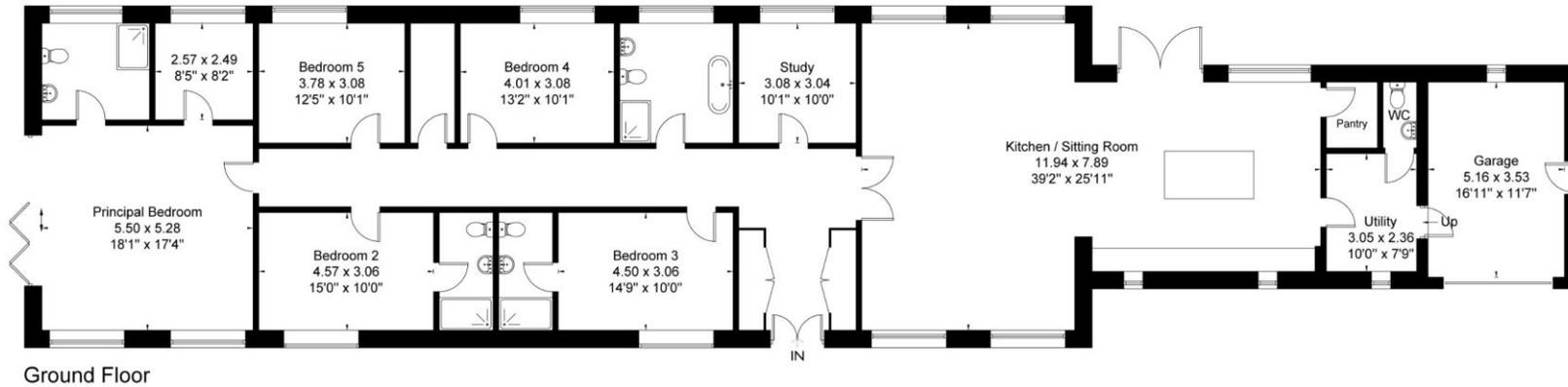
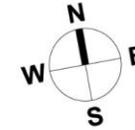


Classification L2 - Business Data



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Roebuck Barracks, Appleton Roebuck, YO23
 Approximate Area = 3069 sq ft / 285.1 sq m
 (Including Garage)
 Including Limited Use Area (66 sq ft / 6.1 sq m)



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards
 fourwalls-group.com 310826

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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