



THE GRANARY BARN, MAIN ROAD, HARLTHORPE, YO8 6DW
£795,000

Carter Jonas

THE GRANARY BARN, HARLTHORPE, YO8 6DW

Nestled within the serene beauty of approximately 2.5 acres of land, The Granary Barn stands as a testament to impeccable craftsmanship and luxurious living. This detached barn conversion, meticulously renovated in 2018, showcases a blend of traditional charm and modern elegance. Skilled craftsmen and high-quality materials have been employed to create a fabulous residence.

Step inside and be captivated by the exquisite details that adorn every corner of this exceptional property. From the exposed brickwork to the vaulted ceilings, every element has been carefully chosen to create a sense of warmth and character. Solid oak internal doors, a log burner, and under-floor heating on the ground floor add to the ambiance of comfort and style.

Beyond its picturesque rural setting, The Granary Barn offers a lifestyle of unparalleled luxury and comfort. Perfect for a growing family, the residence boasts a bespoke kitchen, utility room, two reception rooms, and a convenient downstairs cloakroom w.c. Upstairs, the master bedroom features a dressing area and en-suite wet room, while bedroom two also enjoys its own en-suite. Two additional bedrooms and a sumptuous bathroom suite complete the upper level, providing ample space for relaxation and rejuvenation.

Outside, the property is equally impressive. A garden laid predominantly to lawn, a gravel driveway with ample parking, and a rear landscaped garden with shrub borders and an attractive Indian stone patio area ensure that outdoor living is just as inviting as the interior. The property also benefits from an outbuilding which has a range of useful uses including a gym or an office. Additionally, a 1.8-acre (approx)paddock with grazing and a large storage barn offer endless possibilities for recreation and storage.

Situated in the idyllic hamlet of Harlthorpe along the A163 Market Weighton Road, The Granary Barn provides a peaceful retreat while still being within reach of essential amenities. Nearby villages and towns such as Bubwith, Holme Upon Spalding Moor, Howden, York, Selby, and Pocklington offer a range of services and conveniences, ensuring that every need is met within easy reach.

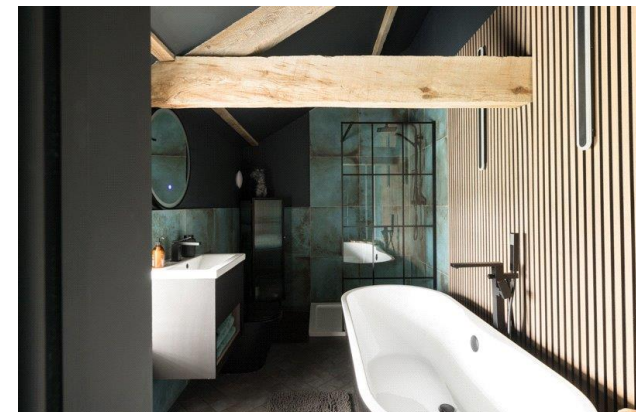
Services: LPG, SOLAR, MAINS ELECTRIC, SEWERAGE TREATMENT PLANT

TENURE FREEHOLD

LOCAL AUTHORITY EAST RIDING OF YORKSHIRE

EPC BAND D

A STUNNING BARN CONVERSION SITUATED IN THIS POPULAR HAMLET TO THE SOUTH OF YORK; OFFERING STYLISH ACCOMMODATION, A BARN AND A SPACIOUS Paddock.



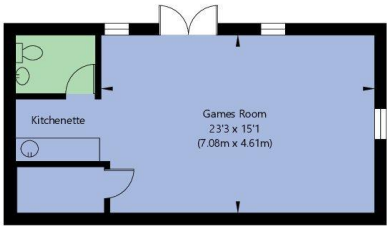


Classification L2 - Business Data

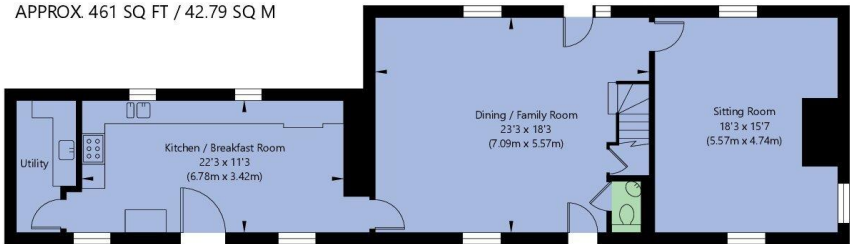


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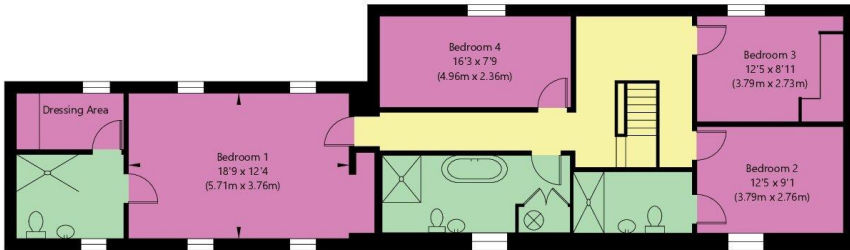
The Granary Barn, Harlthorpe, Selby, York, YO8 6DW



Garden Studio
GROSS INTERNAL FLOOR AREA
APPROX. 461 SQ FT / 42.79 SQ M



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1059 SQ FT / 98.41 SQ M

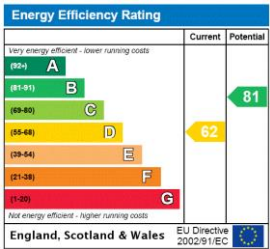


First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1103 SQ FT / 102.47 SQ M



Barn - Approx
60'0 x 40'3
(18.30m x 12.26m)

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2623 SQ FT / 243.67 SQ M - (Excluding Barn)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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