



**OLCOTE HOUSE, THOLTHORPE, YORK, YO61 1SL**  
£799,950

**Carter Jonas**



This remarkable contemporary barn conversion is set on a 0.40-acre plot at the rural edge of a charming village, just over 10 miles north of York. Clad in exquisite Western Red Canadian Cedar, the stunning interior offers approximately 3,000 sq ft (278 sq m) of living space, which includes five bedrooms, four bathrooms, two reception rooms, and a magnificent open-plan dining kitchen and living area. The property is further enhanced by a gated, private driveway, ample parking, a small garden, and an adjoining paddock.

Upon entering, you're greeted by an impressive reception hall featuring an oak staircase and a galleried landing, leading to two spacious reception rooms and a breathtaking 580 sq ft L-shaped dining kitchen and living area. This elegant kitchen boasts a luxurious quartz-topped central island, extensive quartz work surfaces, and a generous array of base and wall storage, complemented by high-end integrated appliances. Bi-folding doors seamlessly connect both the living and dining areas to the outside. The ground floor also includes a roomy utility/boot room with access to a covered porch and a stylish shower room, allowing one of the reception rooms to serve as a convenient ground-floor bedroom if desired.

The expansive 29'8" (9.04m) landing leads to a generous principal bedroom measuring 24'10" (7.56m), complete with a luxurious en-suite shower room and two built-in wardrobes. There is also a guest bedroom with its own en-suite shower room, three additional bedrooms (or two and a home office), and a sumptuous house bathroom featuring a contemporary bathtub and a separate walk-in shower.

Noteworthy internal features include double glazing and an air source heat pump, providing underfloor heating on the ground floor and radiator heating on the first floor.

Accessed via a remote-controlled gated driveway with bollard lighting, the property offers two expansive parking areas. Additionally, planning permission is in place for the construction of a double garage.

The manageable garden features a generous paved seating area, a small lawn, and a newly turfed paddock area.

Furthermore, the property will be protected by a six-year architect certificate warranty.

**TENURE** FREEHOLD

**LOCAL AUTHORITY** NYCC

**EPC BAND** B

## A STUNNING BARN SITUATED IN THIS POPULAR VILLAGE TO THE NORTH OF YORK OFFERING SPACIOUS AND STYLISH ACCOMMODATION.







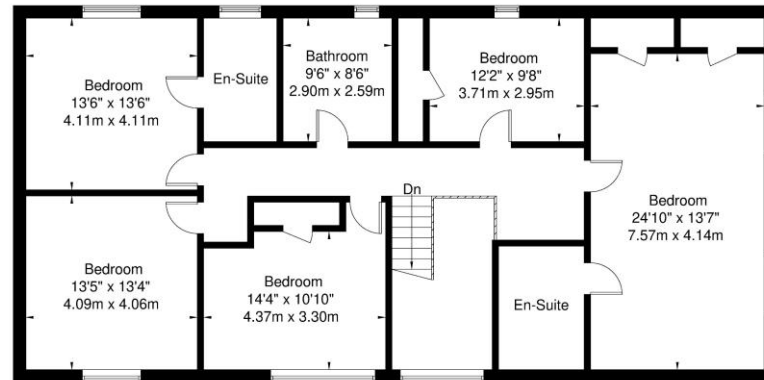




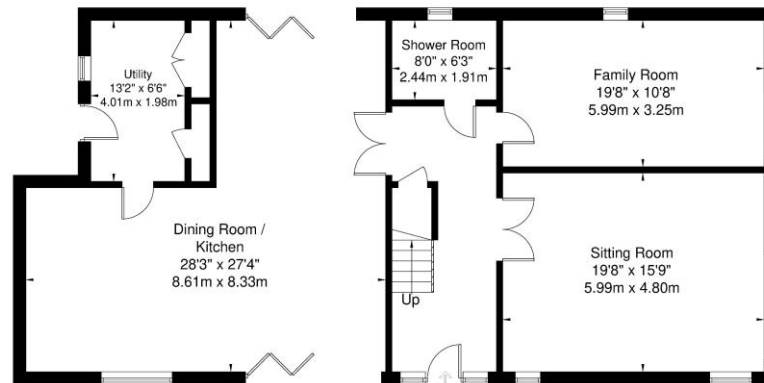


## Olcote house

Approximate Gross Internal Area = 274.9 sq m / 2959 sq ft



First Floor



Ground Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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