



TO THE OUTSIDE

The property enjoys "crunch-gravel" parking to front along with neat parcel of lawn with hedge and fenced perimeter. The rear garden is a particular feature of this house, generous in size with fenced perimeter, stone flagged patio, outside water tap, power sockets.



CARPORT

6.7m x 4.7m (21'11" x 15'5")
With open frontage, light and power laid on within. Comfortable parking for two vehicles.

SAP

Rating 77C



COUNCIL TAX

To be assessed.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared December 2023



Shipton by Beningbrough ~ The Hayloft, Main Street, YO30 1AA

The "Hayloft" is a skilfully converted barn revealing most generous ground floor accommodation with a superb open plan living kitchen/diner. Three bedrooms to first floor, the principal having luxury en-suite shower facility, available with no onward chain.

- Skilfully converted barn conversion
- Top specification throughout
- Impressive 38ft living kitchen/diner
- Separate lounge, boot room and utility
- Principal bedroom with en-suite shower
- Three further bedrooms
- Luxury house bathroom
- Driveway parking to front as well as double

£525,000 PRICE REGION FOR THE FREEHOLD



MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

SHIPTON BY BENINGBROUGH

Shipton by Beningbrough is a charming village in the Hambleton district of North Yorkshire, approximately 5 miles (8km) north-west of York, ideally positioned between York and Easingwold.

The village has a friendly community, with many pleasures and advantages for those living here and visitors. There is a lively pub (The Dawnay Arms), an active and well-equipped Community Centre, a county standard bowling green, a children's play area and a sports field.

The village enjoys the benefit of having the Forest of Galtres Anglican Methodist Primary School: this is the only Anglican Methodist School in North Yorkshire.

DIRECTIONS

From York head along the A19/Shipton Rd into the village onto the Main Street. Passing the Dawnay Arms on your left hand side the property is located just off the Main street where access to the development is identified by a Renton & Parr for sale sign.



THE PROPERTY

Having undergone extensive development from a former barn, the "Hayloft" now boasts an exceptionally high specification throughout with modern comforts including underfloor heating to the entire ground floor accommodation, aluminium framed double glazed windows, gas fired central heating to the first floor and in further detail giving approximate room dimensions comprises :-

HALLWAY

With access gained via modern aluminium framed front door with large glazed central panelling. Generous hallway with attractive Herringbone floor covering that flows throughout the majority of the ground floor accommodation. Staircase to first floor, rear door to garden.

BOOT ROOM

2.3m x 1.6m (7'6" x 5'2")

With fitted oak bench to one side with storage beneath hanging above, double glazed window to rear.



DOWNSTAIRS W.C.

A Villeroy & Boch suite comprising white low flush w.c., with concealed cistern and tiled back, vanity wash basin with drawer beneath, ceiling spotlight, extractor fan.

SNUG

4.7m x 2.6m (15'5" x 8'6")

With double glazed window to front elevation, data point.

UTILITY

2.8m x 2.6m (9'2" x 8'6")

Fitted with a range of modern wall and base units, laminate worktop with space and plumbing beneath for automatic washing machine and tumble dryer, tall larder unit, double glazed window to front elevation.

SUPERB OPEN PLAN LIVING/KITCHEN DINER

11.7m x 3.8m (38'4" x 12'5")



Entering through a pair of oak double doors reveals a beautifully appointed fitted kitchen with classic Shaker style wall and base units, cupboards and drawers, Quartz worktops with matching up-stands, inset Belfast sink unit with mixer tap. Integrated appliances include a pair of double stacked Siemens oven, 70/30 split fridge freezer, dishwasher. A large peninsular unit with matching worktop and base drawers, Siemens induction hob with built in extractor, pendant lighting above, overhang creating breakfast bar. Generous space beyond revealing comfortable space for dining table and chairs, windows to one side, 3-leaf aluminium bi-folds to rear leading out to a large patio and impressive garden beyond. Living area with T.V. aerial, ceiling lights, partially vaulted ceiling.

FIRST FLOOR

LANDING AREA

With loft access hatch, double glazed window to rear, radiator beneath, exposed ceiling timbers.

BEDROOM ONE

6.2m x 2.7m (20'4" x 8'10") (overall including en-suite)

A comfortable double bedroom with a pair of double glazed windows to front elevation, radiator beneath, tastefully decorated to skilfully reveal the original pitched pine timbers to this former barn.



EN-SUITE

Fitted with Villeroy & Boch sanitary ware comprising white low flush w.c., with concealed cistern, vanity wash basin with drawer beneath, walk-in shower cubicle with modern wall tiles and matching floor tiles, ceiling spotlight, chrome heated towel rail.



BEDROOM THREE

2.7m x 2.4m (8'10" x 7'10")

With double glazed window to rear elevation, radiator beneath, data point.

BEDROOM TWO

3.7m x 2.7m (12'1" x 8'10")

With double glazed window to front elevation, radiator beneath, exposed ceiling timber, data point.



HOUSE BATHROOM

An attractive suite comprising Villeroy & Boch vanity wash basin with drawer beneath, white low flush w.c., with concealed cistern, bath with shower over, attractive wall and floor tiles, chrome heated towel rail, ceiling spotlights, extractor fan, double glazed window to front.