



## 3 Low Farm, Low Farm Road, York

£530,000

- Former hay barn recently converted to a high standard
- Spacious sitting room with bi folding doors
- Front courtyard with off street parking
- Easy access to A64/A1(M) & M1 with entitlement to Tadcaster Grammar School.
- Stunning fittings throughout
- Four good sized bedrooms (2 en suites)
- Lawned gardens and patio to the rear
- Open planing dining kitchen sourced from Studio 35 luxury kitchens
- Stylish house bathroom designed by Ideal Standard
- Heating via air source heat pump with underfloor heating to the g/f (Government Rebate Qualifier)

A quite stunning, brand new barn conversion, located within the heart of the village of Bolton Percy which offers quick and easy access to York, Leeds and the M1 along with entitlement to the highly regarded Tadcaster Grammar School.

A sympathetically renovated former hay barn having been converted by the well respected local builders Wilton Homes in partnership with JAGA Properties Ltd who have brilliantly retained traditional features whilst implementing modern contemporary fittings throughout. With stunning views over the surrounding farmland, the property which was formerly part of neighbouring Low Farm, has been thoughtfully designed by Brierley Groom Architects to create wonderful living accommodation within this most sought after village location.

The former three storey agricultural building has been expertly redesigned with professional and family buyers in mind offering spacious open plan living to ground floor with flexible bedroom accommodation within the upper floors. The living accommodation comprises a large yet welcoming reception hallway which offers space for a snug or dining area, spacious sitting room and bi folding doors opening onto a patio with garden, along with an open plan kitchen dining room designed by Studio 35 to the highest of specifications. Along side the kitchen is a well placed utility room and separate w/c. The ground floor has the benefit of underfloor heating beneath hardwood flooring powered by a Vaillant aroTHERM 11kw Air Source Heat Pump System.

With exposed beams to the first floor a central landing leads to three spacious double bedrooms with master en suite and stylish house bathroom. A further staircase leads to the second floor where you will find a further en suite guest bedroom. The bathrooms have been designed with Ideal Standard showers. First and second floor heating is provided through traditional radiators.

To the outside is a large block paved courtyard area with planted beds and ample off street parking. To the rear you will find an Indian sandstone paved terrace with a generous laid lawn benefitting from superb open aspect beyond.

The property boasts the benefit of a 10 year NHBC guarantee and no forward chain and therefore a viewing is strongly advised to appreciate this quality barn conversion.

### Specification

External:

Clay pantile roof.

Traditional conservation timber windows

Patio terrace natural stone paving.

Landscaped garden.

Extensive block paved front drive/patio area.

External lighting front and back.

Outside tap front & back

Internal:

Sky plus multi system cabling installed.

Wired for music system which can be installed at an extra cost.

Solid oak hardwood doors with stainless steel ironmongery.

Original character oak beams throughout.

Oak hardwood staircase with glass balustrade.

Tiled kitchen/utility floor.

Oak hardwood flooring to lounge entrance hall/snug.

Carpets to stairs, landings & bedrooms.

Kitchens, utility designed & installed by Studio 35

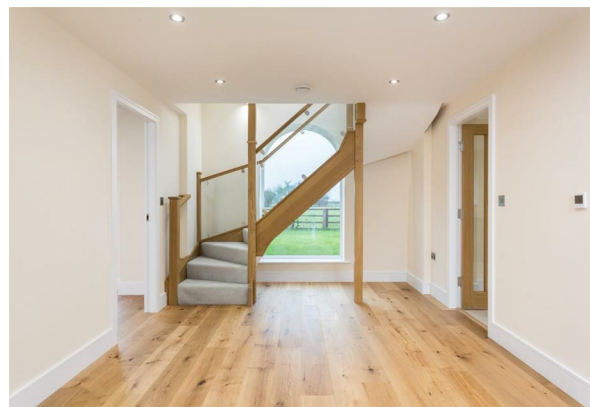
Furniture – pendle solid timber painted kitchen in monsoon grey colour

20mm solid quartz work surfaces

Franke undermount sink & tap

All appliances supplied as Neff with an elica sklock extractor. Including induction hob, combi-microwave & slide and hide oven

Led under unit lighting





**Bathroom / En-Suite:**

Fully tiled walls.

Individual design provided by ideal standard.

Karndean stone effect flooring.

**Heating:**

Vaillant arotherm 11kw air source heat pump system (Eligible to be register for Government Annual Rebate)

- vrc700 programmable room stat which includes weather compensation and adaptive heat curve
- integrated erp a+ rated circulation pump
- i/o wiring centre module
- 250l Vaillant domestic hot water cylinder
- 7 year parts and labour warranty from Vaillant

**Clip & rail underfloor heating system to ground floor:**

- Underfloor heating manifold, including actuators and flow setters.
- Individual hardwired room stats

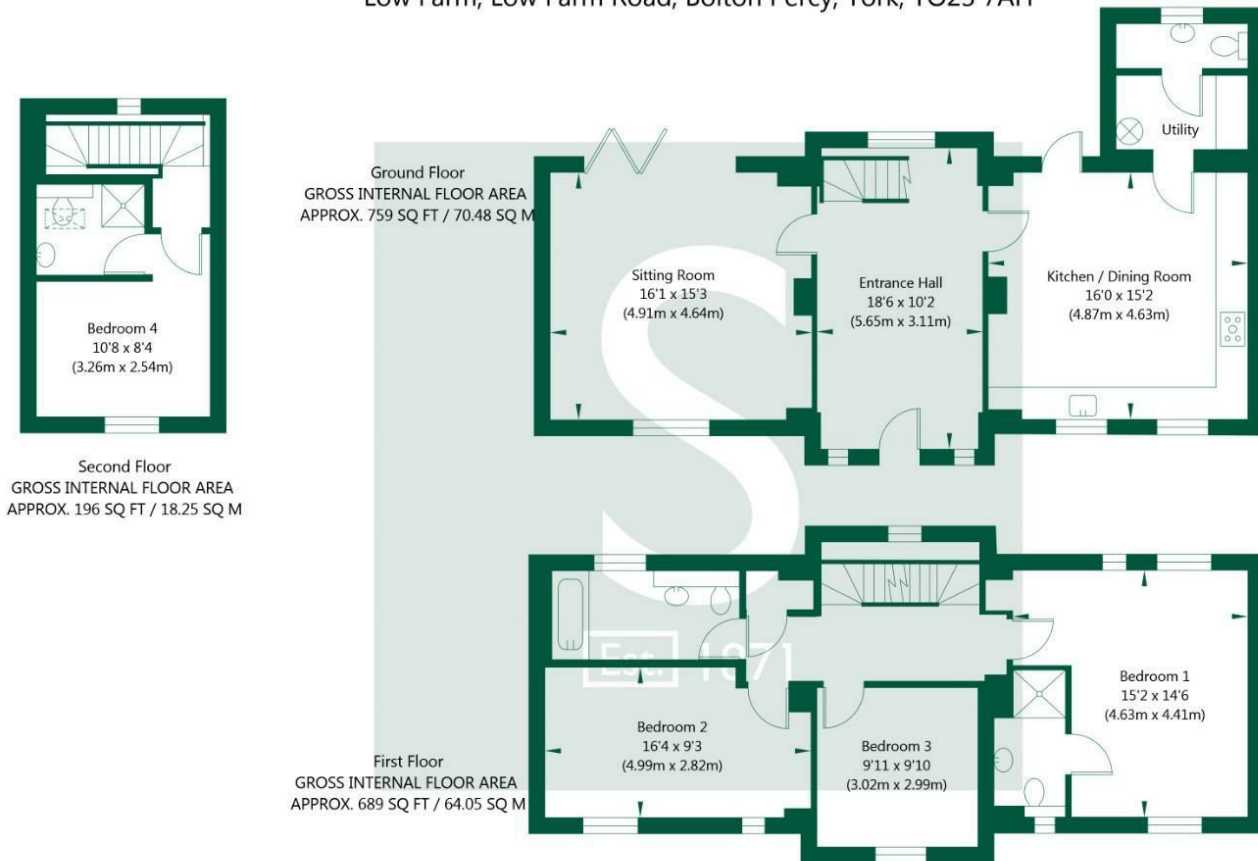
**Radiator system:**

- 5 x double panel, double convector radiators to bedrooms & landing
- 3 x towel rails to bathrooms/en-suites
- Distribution pipework and trv's

NHBC 10 year warranty



Low Farm, Low Farm Road, Bolton Percy, York, YO23 7AH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1644 SQ FT / 152.78 SQ M  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Stephensons**

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Knarsborough	01423 867700
Selby	01757 706707
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York Auction Centre	01904 489731
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**Partners**

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

**Associates**

- CS Hill FNAEA
- N Lawrence

