A CHARMING DETACHED BARN CONVERSION IN A PEACEFUL EDGE OF VILLAGE SETTING WITH STUNNING VIEWS OF PENHILL

- Beautifully Presented Detached Barn Conversion
- Three Double Bedrooms
- Wealth Of Character
- Large Landscaped Gardens
- Ample Off Road Parking
- Stunning Views Across Open Countryside To Penhill
- Guide Price: £425,000

SITUATION

The Old Barn is located near to Wensley Railway Station between the villages of Wensley and Preston Under Scar. The station itself is no longer in use but the Wensleydale Railway does pass through on its route from Leeming to Redmire. The setting is very peaceful with lovely views towards Penhill.

DESCRIPTION
The Old Barn is a spacious conversion with a wealth of character. The property is entered directly into the open plan living space, which has exposed beams and stone features. This is a beautiful room with a bespoke farmhouse style fitted kitchen with integrated appliances, space for a dining table and a separate snug area. This would make a great room for entertaining. In addition, on the ground floor is a spacious lounge with impressive vaulted ceiling and exposed beams and stones. This room has a fireplace featuring electric fire however a log burner could be installed if required. There are windows on two aspects which make it lovely and light as well as a door leading out to the garden. The third bedroom is found on the ground floor and could be used as an office or playroom and there is a
door leading onto the terrace garden. There is also a handy shower room making it a great guest suite.

From the kitchen and living space is an impressive open tread, reclaimed tiber staircase with carved balusters leading to the first floor where there are two double bedrooms. One with fitted wardrobes and both with stunning views and window seats to enjoy them from. There is also a generous family bathroom and airing cupboard off the landing.

Externally the property benefits from a terrace patio garden with original flagstones and cobbles with ample space for seating and a stone built barbeque. There is also a lovely summer house and useful store. Steps lead down to the beautifully landscaped gardens with meandering flagged and gravelled paths that lead through the well stocked flower beds and around two ponds. The gardens are enclosed by original dry stone walls. There is also ample off-road parking on the gravelled drive.

The Old Barn would make a brilliant family, active retirement or second home in the Yorkshire Dales.

GENERAL REMARKS AND STIPULATIONS
VIEWING
Strictly, by Appointment with Robin Jessop Ltd – telephone 01969 622800 or 01677 423950

OFFERS
All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS
Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE
The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

TENURE
Freehold with vacant possession.

COUNCIL TAX
Band F.

SERVICES
The Old Barn, Wensley
Approximate gross internal area 129 sq m - 1385 sq ft

Important Notice: Robin Jessop Ltd, their clients and any Joint Agents give notice that: They are not authorized to make or give any representations of warranties in relation to the property either here or elsewhere, on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning permission, building regulations or other consents. Where it is stated that there is planning potential, Purchasers must satisfy themselves with the Planning Authority or otherwise. Robin Jessop Ltd has not tested any services, equipment or facilities.

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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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