



Lime Tree House Barn Elms, Camblesforth

£350,000

- Detached Residence
- Conservatory
- 3 Further Bedrooms (2 with En-Suite Facilities)
- Spacious Lounge
- Utility Room and Ground Floor WC
- Double Garage
- Spacious Kitchen Diner
- Master Bedroom with En-Suite Facilities and Delightful Balcony
- Well Maintained Gardens

NO UPWARD CHAIN. An individual and superbly designed residence, Lime Tree House is a fine of example of the perfect family home.

The extensive accommodation on offer is particularly adaptable and creates a real sense of spaciousness with four equally impressive bedrooms to the first floor.

On entering the property, the standard that has been achieved throughout is immediately apparent, with a turned staircase located centrally within the hallway. To the front is a cosy yet spacious lounge having a superb wood burning stove set within an exposed brick surround fireplace.

The spacious combined kitchen diner comprises of a well equipped kitchen with four ring gas hob, oven, fridge freezer, dishwasher and sink unit with drainer. A conservatory merges from the kitchen diner which can also lend itself to become a second sitting room or garden room depending on the individuals' requirements. There are surrounding double glazed windows and a pair of french doors leading out to the rear garden and beyond. The conservatory is regularly used as a family sitting area and is perfect for relaxing or entertaining.

The ground floor accommodation is completed by a useful utility room having provision for laundry facilities. Furthermore there is a side door and downstairs w.c.

The first floor is equally impressive and you are truly spoilt with the bedrooms on offer. Quite uniquely, the need for a house bathroom has been avoided as three of the bedrooms each benefit from their own en suite facilities comprising a three piece suite with shower attachment over the bath.

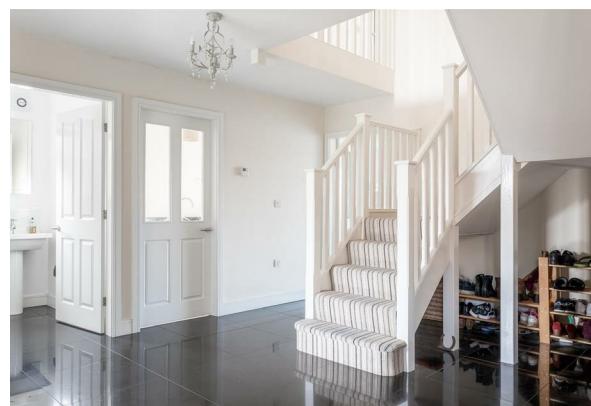
The master bedroom has been thoughtfully designed with bespoke built in double wardrobes and a balcony overlooking the countryside, perfect for relaxing with a glass of wine at the end of the day whilst watching the sun set. Bedrooms two and three enjoy walk in dressing rooms. Bedroom four is used as a home office by the present owners and all four bedrooms are complemented by a double glazed window and central heating radiator.

Externally the property is situated towards the edge of the village on a choice corner position in Camblesforth, enjoying open views from the rear of the property. There are fenced boundaries surrounding the property creating a vast degree of privacy with gardens predominantly laid to lawn with herbaceous borders. The village enjoys a variety of shops including a convenience store, post office, fish and chip shop, Indian takeaway and hairdressers, and with pleasant country lanes and footpaths close by ideal for outdoor pursuits.

To the front, there is off street parking for up to three motor vehicles and access directly into the garage via an electrical roller door, offering fantastic storage space.

The property represents one of those increasingly rare opportunities to acquire such a stunning family home and we strongly advise an early inspection. Viewings are strictly via appointment only.

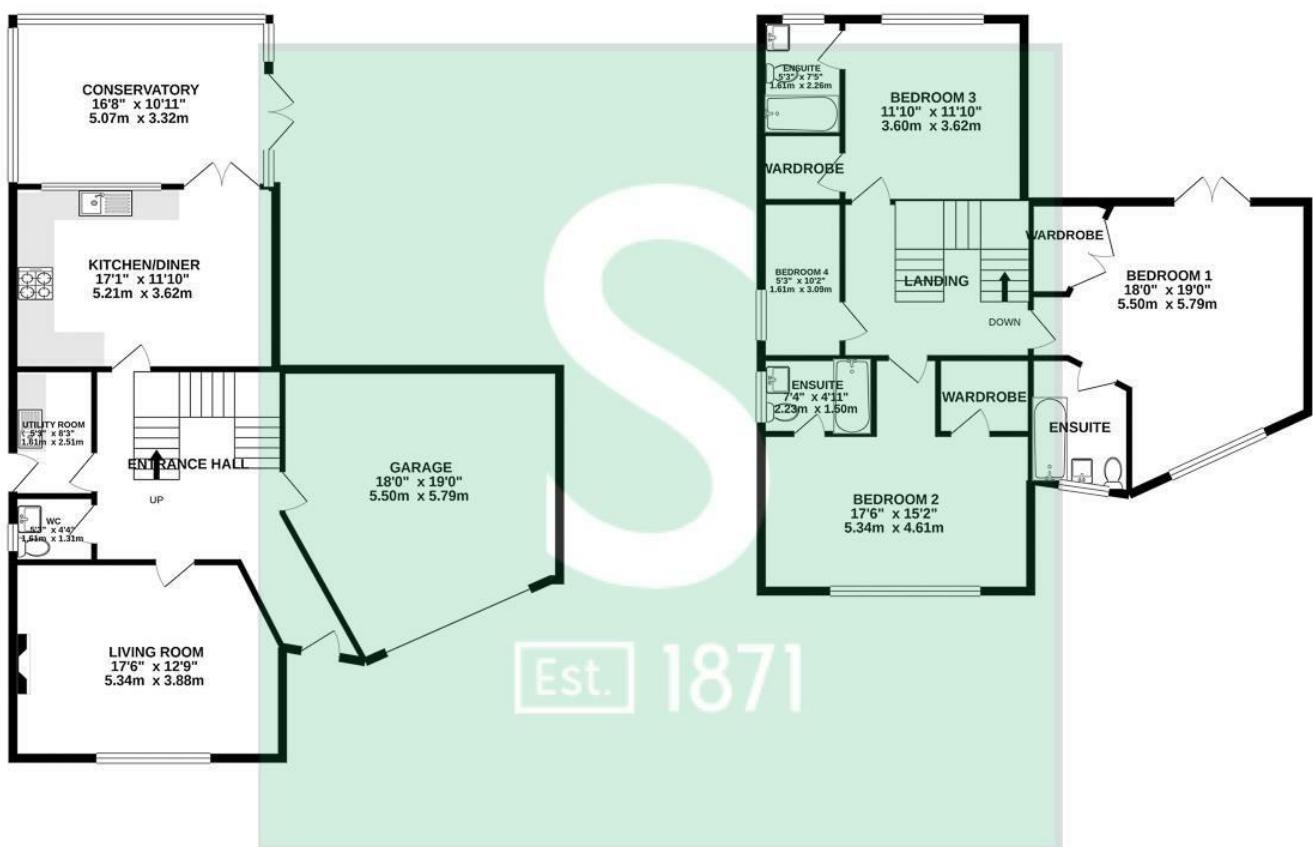
Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.





GROUND FLOOR
1129 sq.ft. (104.9 sq.m.) approx.

1ST FLOOR
955 sq.ft. (88.7 sq.m.) approx.



TOTAL FLOOR AREA : 2084 sq.ft. (193.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

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

