



DRESSING ROOM

13'1" x 8'10" (4m x 2.7m)

With double glazed UPVC window to front elevation, radiator beneath, floor to ceiling fitted bedroom furniture comprising wardrobes and drawers to three sides, tastefully decorated room with ceiling spotlights.

LUXURY EN-SUITE BATHROOM

An impressive bathroom suite comprising modern free-standing bath with mixer tap and detachable shower handpiece, white low flush w.c., with concealed cistern, walk in shower cubicle with "power-shower", a pair of vanity wash basin's, drawers beneath, matching wall mounted medicine cabinet with open shelving, attractive floor and wall tiles, LED ceiling spotlights, extractor fan, chrome ladder effect heated towel rail, double glazed window to rear. Loft access hatch.

TO THE OUTSIDE

Quietly tucked just off the Square, set behind a pair of black wooden gates reveals block paved driveway serving access to the property and providing secure off-street parking. Wooden handgate to side leads to enclosed patio with attractive stone walling. Outside hot and cold water tap as well as outdoor lighting.

GARDEN

With access off the second floor, a private roof terrace provides a fantastic spot for outdoor entertaining with outdoor lighting, water supply, low maintenance tiled floors beyond which steps lead up to a generous level lawned area revealing superb views.



COUNCIL TAX Band E (from internet enquiry).

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 June 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

MISREPRESENTATION ACT

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Bramham ~ Barncroft, The Square, LS23 6QU

Barncroft is a truly unique four/five bedroom detached barn conversion skilfully set into the hillside arranged over three floors with exceptional elevated views over Bramham. Having undergone a recent programme of modernisation, the accommodation now boasts superb and largely open plan ground floor living accommodation.

- Beautifully presented 4/5 bedroom detached family home
- Generous accommodation arranged over three floors
- Stunning bespoke kitchen and spacious dining area
- Separate lounge and morning room with patio doors to courtyard
- Underfloor heating throughout entire ground floor accommodation
- Luxury house bathroom and two en-suites
- Parking for several vehicles



2 Reception 5 Beds 3 Baths 2 En-suite

£799,950 OFFERS OVER FOR THE FREEHOLD



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Premium

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BRAMHAM

Bramham is renowned for its historical park and annual horse trials but also for its ease of access for commuting. Situated almost midway between Leeds, York and Harrogate and London and Edinburgh. The A.1. is readily accessible with the A64 and A1/M1 link road only some 5 miles. Rail connections are available in both Leeds and York with Leeds/Bradford Airport and North Sea Ferries at Hull also within car commuting distance. The Market Town of Wetherby offers excellent shopping, schooling and sporting facilities including swimming pool and golf courses and the village has its own school, shop, public houses, parish church and garage.

DIRECTIONS

From Wetherby proceeding south along the A168 parallel to the A1 following the signs for Bramham. At the T junction turn left towards Bramham village, right towards Aberford and first left into the village where the property is situated in the square and identified by a Renton & Parr for sale board.

THE PROPERTY

Having recently undergone a substantial programme of improvements by the current owners this beautifully presented and tastefully decorated four/five bedroom detached property benefits from double glazed UPVC windows, underfloor heating to ground floor accommodation and in further detail giving approximate room sizes comprises :-

GROUND FLOOR

ENTRANCE HALLWAY

Access gained via modern composite front door with UPVC window to side, luxury vinyl floor tiles which covers the majority of the ground floor accommodation with underfloor heating.

DINING AREA

13'1" x 12'9" (4m x 3.9m)

With ample space for generous dining table and chairs, pendant lighting above, doorway leading to :-

LOUNGE

18'0" x 11'1" (5.5m x 3.4m)

With double glazed windows to side elevation and an impressive internal window overlooking the dining area as well as large Velux window to vaulted ceiling with LED ceiling spotlights, T.V. aerial. Electric stove surmounted upon glass hearth, attractive wooden feature wall with sound and heat insulation. "Hidden-door" into :-



INTEGRAL GARAGE/STORE

12'1" x 6'10" (3.7m x 2.1m)

With a pair of composite doors to front, light and power laid on, wall mounted gas boiler, pressurised water cylinder, manifold system for underfloor heating.

UTILITY

With fitted wall and base units, cupboards and drawers, wood effect laminate worktop with inset stainless sink unit, space and plumbing for automatic washing machine and tumble dryer, LED ceiling spotlights, extractor fan.

DOWNSTAIRS W.C.

Superbly appointed and finished with an attractive black low flush w.c., with concealed cistern, concrete wash hand basin with marble tiled splashback and matching marble floor tiles, attractive wall and ceiling paper, LED ceiling spotlights, extractor fan.

FITTED KITCHEN

16'4" x 11'9" (5m x 3.6m)



A most stylish bespoke kitchen comprising a range of wall and base units revealing an abundance of practical storage, attractive Dekton work surfaces with matching up-stand, inset twin Belfast sink with Quooker instant hot water

boiling tap. Integrated appliances include a pair of Siemens ovens, space for American style fridge freezer, Neff dishwasher, large central island with matching worktop with ample storage beneath, inset Bora hob with integrated extractor, pelmet lighting above, LED ceiling spotlights, double glazed UPVC window to front and side elevation, a large opening flows through into :-

MORNING ROOM

10'9" x 7'10" (3.3m x 2.4m)

A superbly light room with double glazed windows to front and double patio doors to side elevation as well as a pair of Velux windows along with LED ceiling spotlights. Fitted bench style seating with decorative panelling to half height.



FIRST FLOOR

LANDING

With LED ceiling spotlights, radiator, generous airing cupboard, study area with double glazed UPVC window to side, window seat beneath, doorway with staircase to second floor.

BEDROOM TWO

19'8" x 11'1" (6m x 3.4m)

With high partially vaulted ceiling, pair of double glazed windows to front and window to side, radiator beneath, LED ceiling spotlights, fitted double wardrobe, dressing area, doorway leading to :-

EN-SUITE SHOWER

A modern white suite comprising low flush w.c. with concealed cistern, vanity wash basin with cupboard beneath, matching wall mounted medicine cabinet with mirrored door, attractive wall and floor tiles, walk-in shower cubicle, chrome ladder effect heated towel rail, underfloor heating, extractor fan, ceiling spotlights.

BEDROOM THREE

13'1" x 10'9" (4m x 3.3m)

Formerly a double bedroom now used as a generous home office with floor to ceiling storage to one side, fitted work

station, double glazed UPVC windows to front elevation.

BEDROOM FOUR

10'5" x 10'2" (3.2m x 3.1m)

With double glazed UPVC window to front elevation, radiator beneath, fitted bedroom furniture to one side comprising wardrobes with ample hanging space, shelving within, drawers beneath, T.V. aerial.

HOUSE BATHROOM

Beautifully appointed and fitted with a stylish bathroom suite comprising large vanity wash basin with drawers beneath, low flush w.c., with concealed cistern, panelled bath with mixer tap and detachable shower handpiece, walk-in shower cubicle with impressive electric "power-shower", attractive wall and floor tiles, chrome ladder effect heated towel rail, underfloor heating, double glazed window to rear and side elevation, extractor fan, ceiling spotlight.

SECOND FLOOR

Staircase with modern toughened glass balustrade leads to a light and spacious landing area with radiator and double glazed sliding doors out to terrace.

LIVING ROOM

16'4" x 12'1" (5m x 3.7m)

An incredibly light living space with double glazed windows to three elevations including full height windows into dormer allowing an abundance of light to flood the space, further double radiator, T.V. aerial, sliding pocket door leading to :-



MASTER BEDROOM

12'9" x 10'9" (3.9m x 3.3m)

With double glazed UPVC windows to front elevation, radiator, opening through into :-