



Sundial Barn, North End, Raskelf, Near Easingwold YO61 3LF

Stephensons



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Guide Price £639,995

An outstanding 4 bedroom detached village home of significant style and quality discretely positioned off Raskelf's North End. Built by the present owner in 2016 the property provides over 2,400 sq ft of flexible living space across 3 beautifully presented floors to include a reception hall with study area, 3 formal reception rooms, stunning dining kitchen, utility room, principal bedroom with en-suite shower and bathroom, 3 further double bedrooms, bathroom and shower room complemented by generous parking and landscaped gardens.

Hambleton District Council - Tax Band F

Viewings via Easingwold Office 01347 821145



The ground floor living accommodation provides a 24' long reception hall with study area and shower room leading off, 3 versatile reception rooms (1 with provision for a wood burning stove) and a stunning bespoke dining kitchen by The Main Company of Green Hammerton featuring an impressive central island, granite worktops and generous storage complemented by a walk-in pantry and a utility room. The 1st floor landing leads off into a fabulous principal bedroom with 15'8" high vaulted ceiling, Juliet balcony, walk-in wardrobe and luxurious en-suite shower and bathroom, 2 further double bedrooms (1 with built-in wardrobes) and a bathroom with a 4th double bedroom on the 2nd floor.



Other internal features of note include an air source heating system generating an income via the Renewable Energy Heat Incentive until 2026, underfloor heating on both the ground and 1st floors, oak flooring on the ground floor, double glazing and oak doors throughout.

Externally a gated driveway provides generous parking with space for a garage and the delightful gardens have been landscaped to provide an extensive paved seating area, lawns, stocked flower beds, small pond and versatile brick built outbuilding.



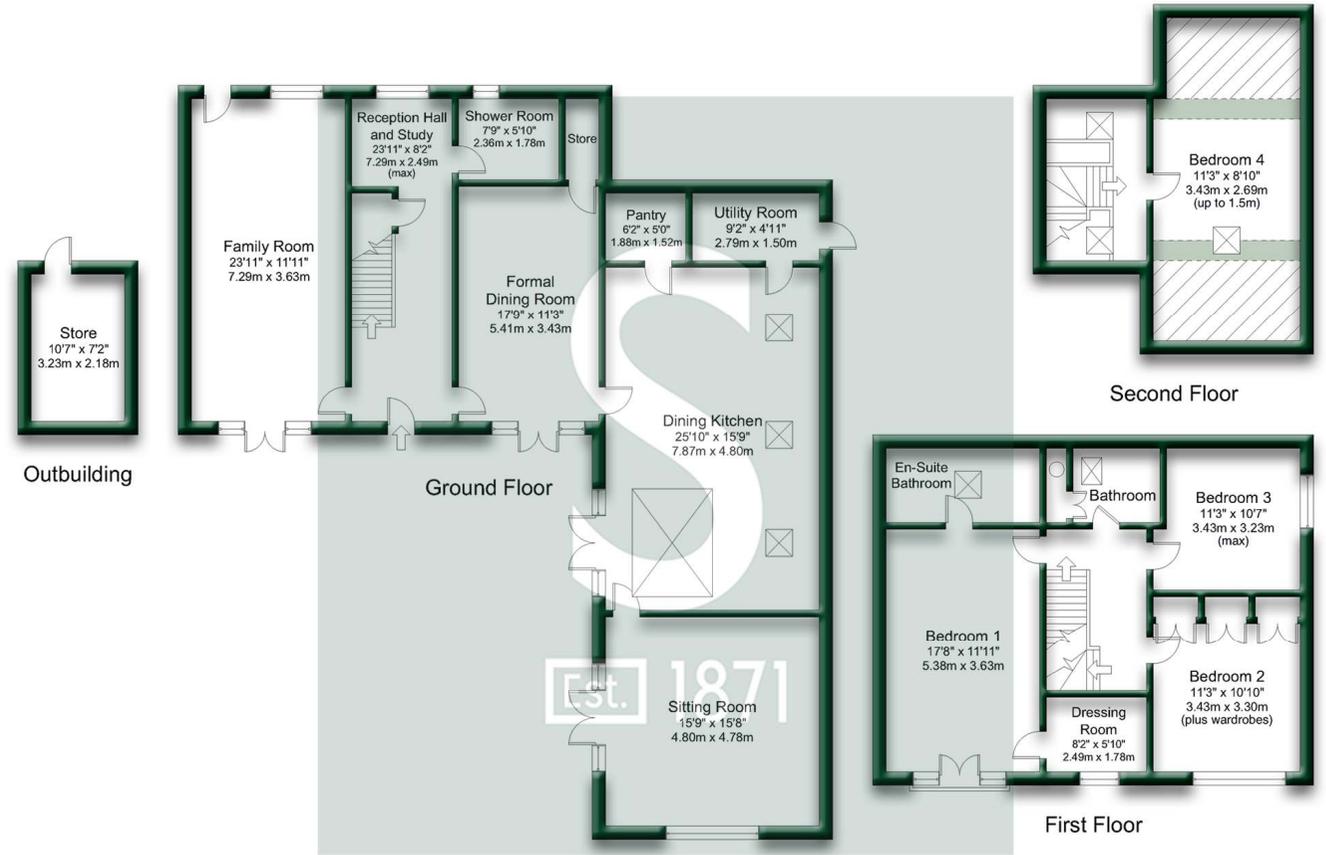


Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
80	87	82	88

Energy Efficiency Rating: A scale from A (92-100) to G (1-20). Current: 80, Potential: 87.

Environmental (CO₂) Impact Rating: A scale from A (92-100) to G (1-20). Current: 82, Potential: 88.

England & Wales | EU Directive 2002/91/EC



Gross internal floor area excluding Outbuilding & Eaves (approx.): 225.5 sq m (2,428 sq ft)
 Please Note, The Highlighted Areas Are Below 1.5m in Height & Are Not Included In The Gross Internal Floor Area.
 Not to Scale. Copyright © Apex Plans.

Services

We have been informed by the Vendor that all mains services are connected to the property except gas.

Directions

Upon entering the village from the direction of Easingwold take the 1st right into North End before turning left opposite the pub down a private drive to the property.

Stephenson's
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 Haxby 01904 809900
 Knaresborough 01423 867700
 Selby 01757 706707
 Boroughbridge 01423 324324
 Easingwold 01347 821145
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