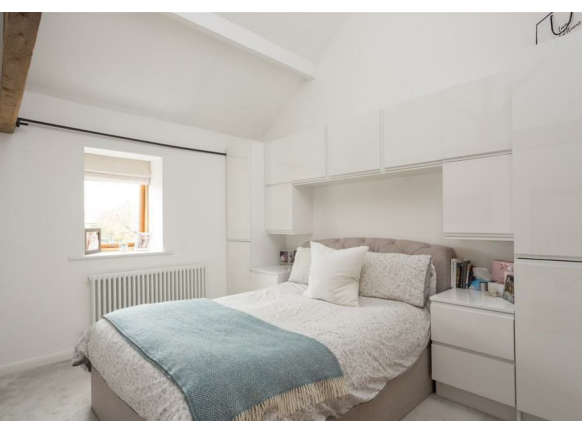




## Main Street, Melbourne, York £425,000

A quite stunning barn conversion having been sympathetically converted to a high specification, circa 2018, by local developer Stubbs Brothers within this pretty backwater village setting.





Developed by a member of the Federation of Master Builders the property oozes quality throughout with outstanding design features with every step taken to maintain the building's character whilst tailoring its design to suit modern day living. The mix of modern fixtures with large glass openings & oak seamlessly integrates with exposed brickwork and provides a very welcoming area which is likely to appeal to a range of buyers including young and mature professionals, small families along with those looking to downsize to more manageable accommodation.

Originally believed to date back to circa 1800 the barn benefits from oak double glazing throughout and it heated by an Air Source heating system with underfloor heating to the ground floor and more traditional radiators to the first floors.

Melbourne is a popular village within easy reach of York, Pocklington & Hull. A bus service runs to York city centre, while the A1079 offers quick access to the A64, Leeds A1/M. The village boasts a well-regarded primary school, and a number of highly rated secondary school within the surrounding area. The village offers a village shop and provides a wonderful community, with cricket, football and bowling clubs all present, as well as boat trips that run through nearby canals departing from the local public house.

The property is entered via a oak glazed door to the front elevation which in turn opens into an entrance hall with tiled floor with doors leading into a well placed floor WC and boiler cupboard housing the hot water cylinder and underfloor heating manifold. Thereafter, a further timber door leads into a utility room which comprises a range of high gloss wall and base fitted units to two sides with fitted preparation surfaces incorporating a stainless steel sink unit and provisions for an automatic washing machine with recessed spotlights to the ceiling and a glazed timber door giving access to the front garden.

The kitchen comprises a stylish range of grey high gloss wall and base fitted units with feature central island both enjoying fitted Quartz preparation surfaces with AEG induction hob along with a one and a half bowl sunken sink unit sunken within the central island. Appliances include a double AEG oven, wine cooler, fridge, freezer and dishwasher along with a tiled floor and the room benefitting from natural light via stunning full width sliding glazed oak framed doors.

An archway leading through exposed brickwork and feature beams leads into the dining room which enjoys views to the rear via a full height timber glazed window with oak door before two openings either side of the staircase lead into the principal reception area.

The principal reception area is flooded with an abundance of natural light having three oak framed full height glazed windows with exposed brickwork and beams, laminated flooring and a timber and glazed staircase leading to the first floor accommodation.

To the first floor, a central landing with vaulted ceiling leads into three well proportioned bedrooms and house bathroom.

The master bedroom provides a beautiful room with feature exposed beams and a range of recently installed fitted bedroom furniture including wardrobes, cupboards and bedside tables with the room being served by a en-suite shower room which comprises a walk in shower cubicle with mains shower, low flush WC along with a hand wash basin with vanity drawers below and a wall mounted heated towel rail.

The two further bedrooms are both well proportioned, of particular note is bedroom two which provides views over the rear garden via two timber glazed windows with exposed beams and vaulted ceiling.

The house bathroom provides quality fitting having a three piece suite with panelled bath with mains shower over and glass shower screen, low flush WC and a hand wash basin with exposed beams to the ceiling, half height tiled walls, wall mounted heated towel rail and a timber double glazed semi-opaque window to the front elevation.

To the outside, the property sits just off the main street of Melbourne with a private driveway leading to the property. Ample off street gravelled parking is available to the front with timber store and an Indian slate path leading to the front doors.

To the front is a walled lawned garden with paved patio and is surround by well stocked borders with external lighting and power.

To the rear is a pleasant walled courtyard garden which is predominantly laid with Indian slate patio with an array of surrounding establishing stocked borders offering an ideal area for alfresco dining in the warmer summer months with leafy backdrop.

It is therefore as agents we highly recommend an internal inspection to truly appreciate the quality and superb accommodation on offer within this most sought after village location.

Tenure: Freehold

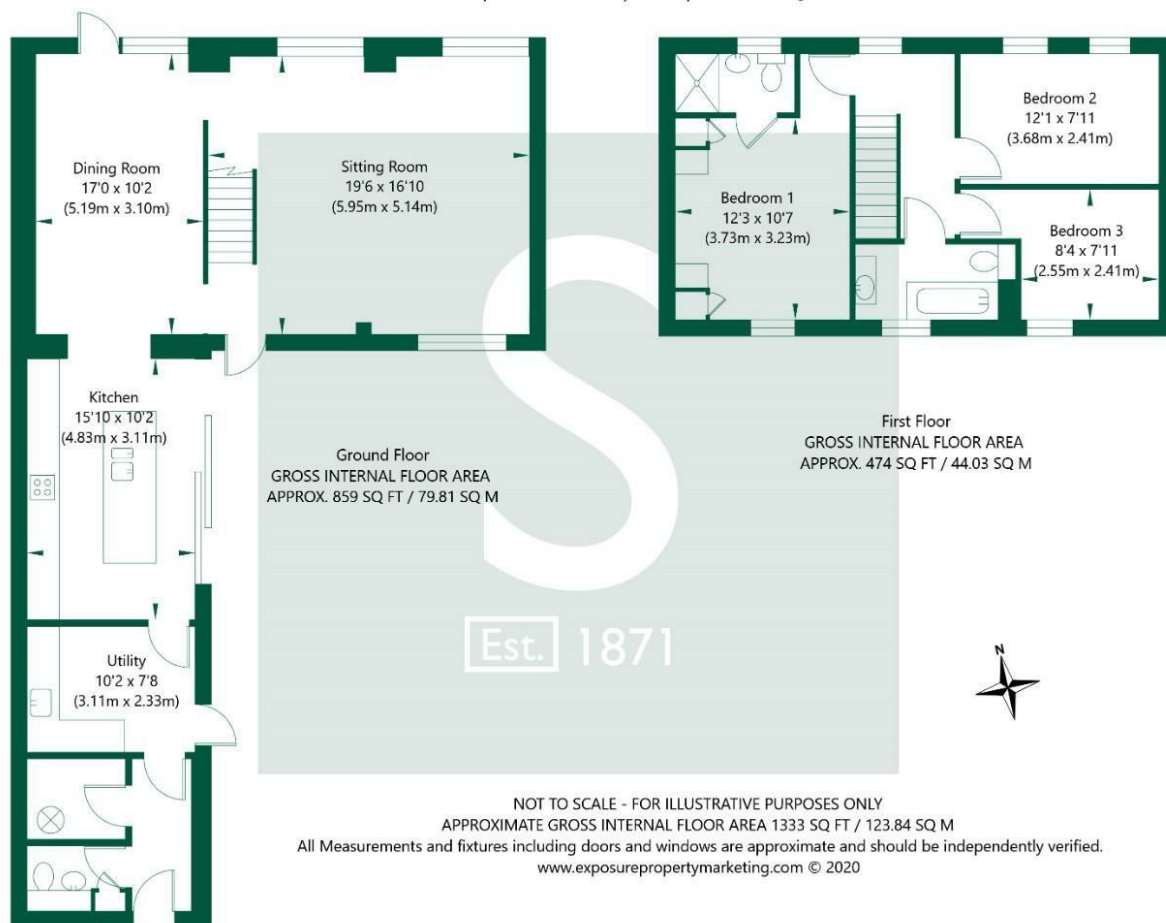
Services: Mains water, electricity and drainage with air source heat pump central heating system.

EPC: TBC

Council Tax: East Riding of Yorkshire – Band E

Viewings: Strictly via the selling agent 01904 625533

Main Street, Melbourne, York, YO42 4QE



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