



Oakwood Barns, Healaugh, Tadcaster Asking Price £499,995

**** HIGH SPECIFICATION FINISH ****

A single storey period barn conversion set within this bespoke development enjoying 3 bedroom living accommodation with front and rear gardens, and featuring a superb breakfast kitchen and master bedroom suite.

READY FOR COMPLETION - FEBRUARY 2021



Foreword

A sympathetically renovated single storey barn having been converted by the well respected local builders Wilton Homes in partnership with JAGA Properties Ltd who have brilliantly retained traditional features whilst implementing modern contemporary fittings throughout. With stunning views over the surrounding farmland, the property has been thoughtfully designed by Brierley Groom Architects to create wonderful living accommodation within this most sought after village location.

Specification

External finish

Traditional Existing Barn Brick Structure - Re-pointed
Clay Neo Pantile Roof
Traditional Conservation Timber windows
Patio Terrace natural Stone Paving
Landscaped gardens
Extensive Bock paved & Gravel Front Drive and patio
External Lighting front & back
Outside water tap front & back

Internal Finish

Sky plus Multi System cabling installed
Wired for Music System that can be installed at extra cost
Solid Oak hardwood doors with Stainless Steel ironmongery
Original Feature Trusses & oak beams to Kitchen / Dining
Oak hardwood staircase with glass balustrade
Tile Kitchen & Utility Floor
Oak hardwood Flooring to lounge , entrance hall and cloakroom

Kitchen

Kitchen & Utility designed and installed by STUDIO 35
All designs are with Schuller kitchen furniture.

- Classical look - Schuller Vienna Satin Lacquer Furniture
- Modern look - Schuller UniMatt Matt Lacquer Furniture

- Silestone quartz worktops in Bianco Maple
- Franke Undermount Sink & Tap
- Neff appliances, with the Bora venting hob included with combi-microwave & slide and hide oven
- LED under unit lighting

Bathrooms & En Suites

Full & half Height tiles walls
Individual design by Ideal Standard
Tiled & Karndean Stone effect flooring

Heating

Vaillant aroTHERM 11.3 kw Air Source Heat Pump System
· VRC700 programmable room stat which includes weather compensation and adaptive heat curve
· Integrated Erp A+ rated Circulation Pump
· I/O Wiring Centre Module
· 250L Vaillant Domestic Hot Water Cylinder
· 5 Year parts and labour warranty from Vaillant

Clip & Rail Underfloor Heating System to Ground floor
· Underfloor heating manifold, including actuators and flow setters.
· Individual hardwired room stats

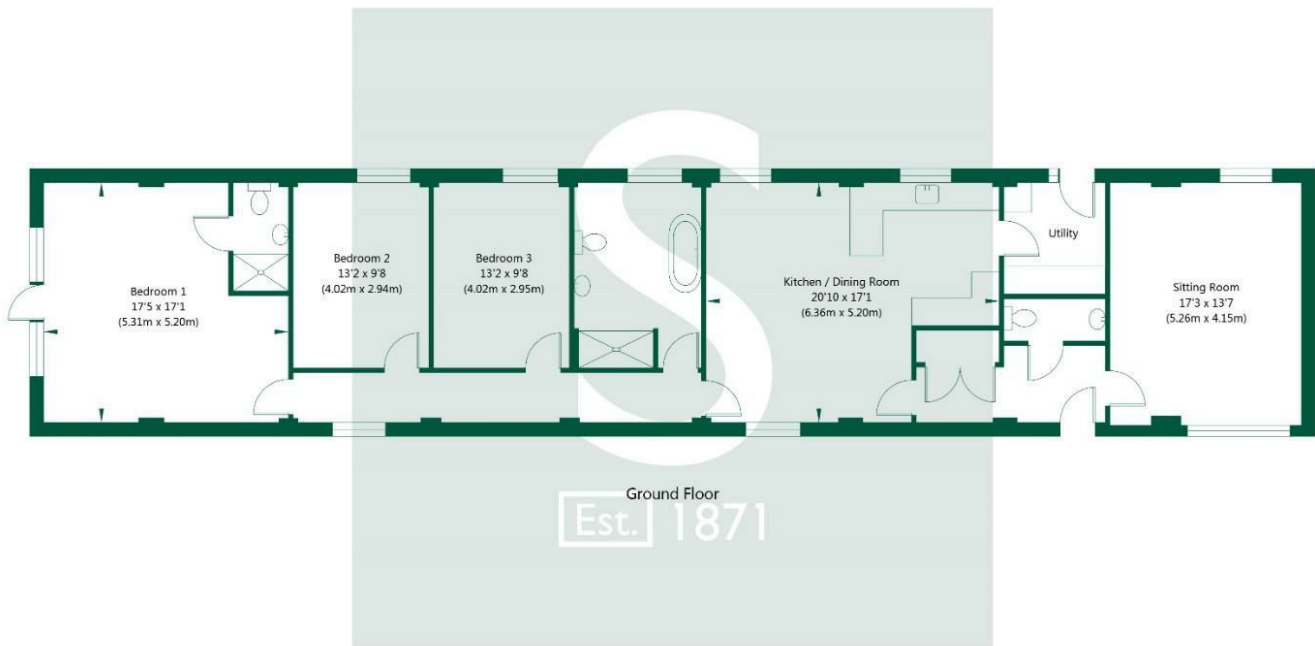
Radiator System.

- 5 x Double Panel, Double Convector Radiators to Bedrooms & Landing (Grannary only)
- 3 x Towel Rails to Bathrooms/En-suites
- Distribution pipework and TRV's

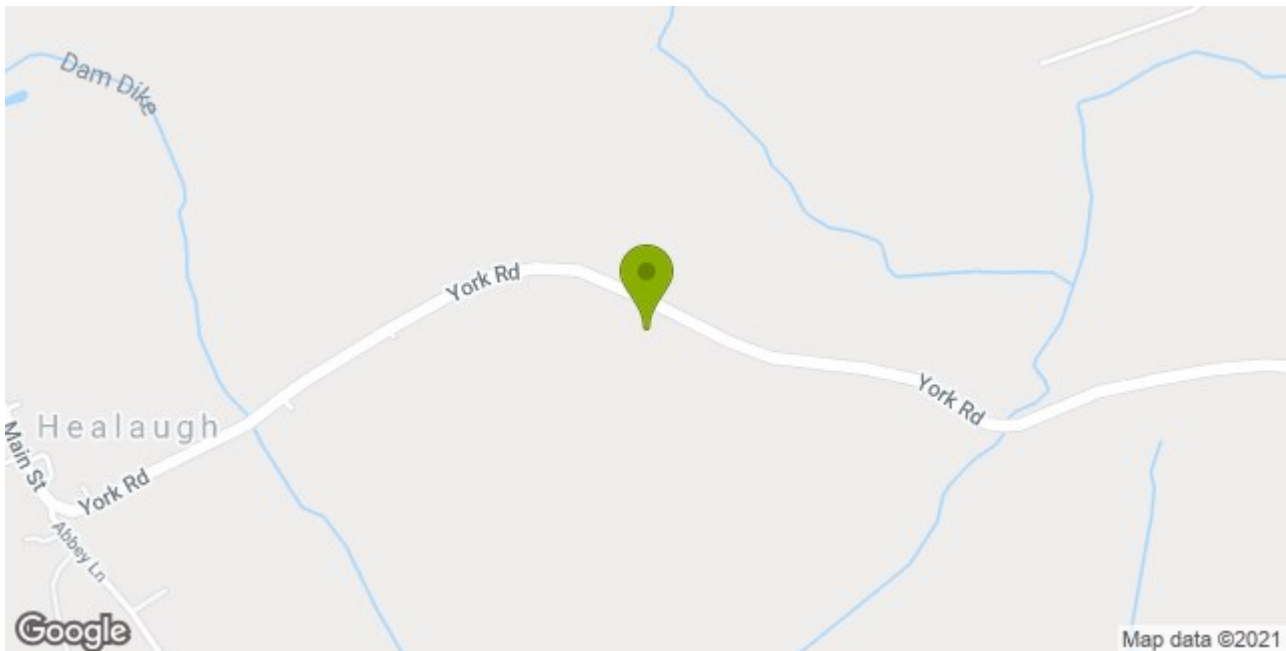
Agents Note

The Photographs are from a previous JAGA Properties Development

Oakwood Barns, Healaugh, LS24 8BU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA APPROX. 1593 SQ FT / 148 SQ M
 Copied from existing plan. All Measurements and fixtures including doors and windows
 are approximate and should be independently verified.
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Stephensons

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Partners

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 I E Reynolds BSc (Est Man) FRICS
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