

THE OLD BARN
Village Farm, West Tanfield

Carter Jonas

THE OLD BARN, VILLAGE FARM, WEST TANFIELD, HG4 5JJ

Ripon – 6 miles
Masham – 3½ miles
Bedale – 8 miles
Harrogate – 20 miles

The Old Barn is the principal and only detached property on this exclusive new development by Greystone Homes, a Yorkshire developer with a reputation for high quality schemes.

Village Farm is situated in the centre of West Tanfield with frontage to, and access from, Main Street and within easy walking distance of all amenities including a convenience store, post office, tennis courts, bowling green, cricket pitch, St Nicholas Church and the Grade I listed Marmion Tower, a 15th Century gatehouse in the care of English Heritage, a primary school and award winning pubs, including one of the best beer gardens in Yorkshire. The primary school is rated 'Good' by Ofsted. Furthermore, the neighbouring market town of Masham provides additional amenities including a doctor's surgery, Co-op food store, shops, cafes, pubs and restaurants, in addition to a tennis and cricket club. West Tanfield also benefits from super fast broadband and is well connected with access to the A1(M) approximately 7½ miles to the east. The village is served by several bus services providing links to Richmond, Leyburn and Ripon.

The accommodation comprises an impressive reception hall with a utility room and cloakroom. An outstanding feature is the exceptional open plan family living/dining kitchen with full height windows and glazed sliding door creating a light and spacious feel, as well as a separate snug and study on the ground floor. At first floor level the principal bedroom has a dressing room and ensuite shower room, along with three further bedrooms and a family bathroom and a galleried landing into the hall.

A STUNNING NEW, 4 BEDROOM DETACHED BARN CONVERSION WITH A PERIOD STONE EXTERIOR WHICH BELIES A LOVELY CONTEMPORARY, HIGH QUALITY INTERIOR, ON THIS SELECT DEVELOPMENT OF ONLY FOUR UNIQUE LUXURY DWELLINGS, IN THE CENTRE OF THIS SOUGHT AFTER AND CONVENIENTLY LOCATED VILLAGE SOME 6 MILES NORTH OF RIPON.



Outside there are three private parking spaces to the front and a good size enclosed garden to the rear, together with paved pathways and patio. Visitor parking is also available.

DETAILED SPECIFICATION

Kitchen/Living/Dining Area

Stunning open plan living areas with individually designed kitchen by Wren · Shaker style painted doors with solid quartz worktops · Mixer taps · Integrated Dishwasher · Integrated Fridge Freezer · Integrated double Oven · Induction Hob Integrated Extractor · Wine Cooler · Hot tap · Floor finishes Tiles, LTV, Carpet · Plumbing for washing machine etc · Waste disposal unit · Stone wall detail running through kitchen and dining area · Under-stair store cupboard

Bathrooms and Ensuites

All bathrooms and WC comprise, Villeroy & Boch suites, LTV flooring, fully tiled bathroom and ensuite walls, along with mains pressured showers including large slimline trays and glass screens or equivalent · Thermostatically controlled electric underfloor heating · Heated towel rails

Heating

Energy effective, environmentally friendly air source heat pump central heating system · Underfloor heating throughout all ground floor areas · TRV controlled radiators to first floor Contura 810 Style wood burning stove in kitchen/dining









External Finishes
Bespoke, hardwood painted timber doors · Bespoke, hardwood painted casement windows · External water tap to front and rear · External power socket to front and rear External night lighting to front and rear garden · Electric vehicle charging point · Lawned garden area's with raised beds bordered with sleepers

Internal Finishes
Ceramic floor tiling to kitchen/dining and hallway areas Carpet flooring to first floor areas · Vaulted ceilings with original exposed feature trusses on the first floor · Painted staircase

Electrical
Generous supply of sockets and switches · Home intruder alarm system · Pendant lighting above kitchen islands Energy saving LED spotlights inside and out of the property External security lighting

ADDITIONAL INFORMATION

Warranty: 10 year Q Assure structural build warranty recognized by the UK financial mortgage lenders.

Note: Where fitted wardrobes or soft furnishings are shown on the floorplan these are indicative only and are not included in the price. All measurements are taken from working drawings and are therefore only approximate. Please note that whilst the CGIs are a true reflection of The Old Barn, the final specification may differ slightly.

Tenure: We are advised that the property is freehold, and vacant possession will be given on legal completion.

Viewing: Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

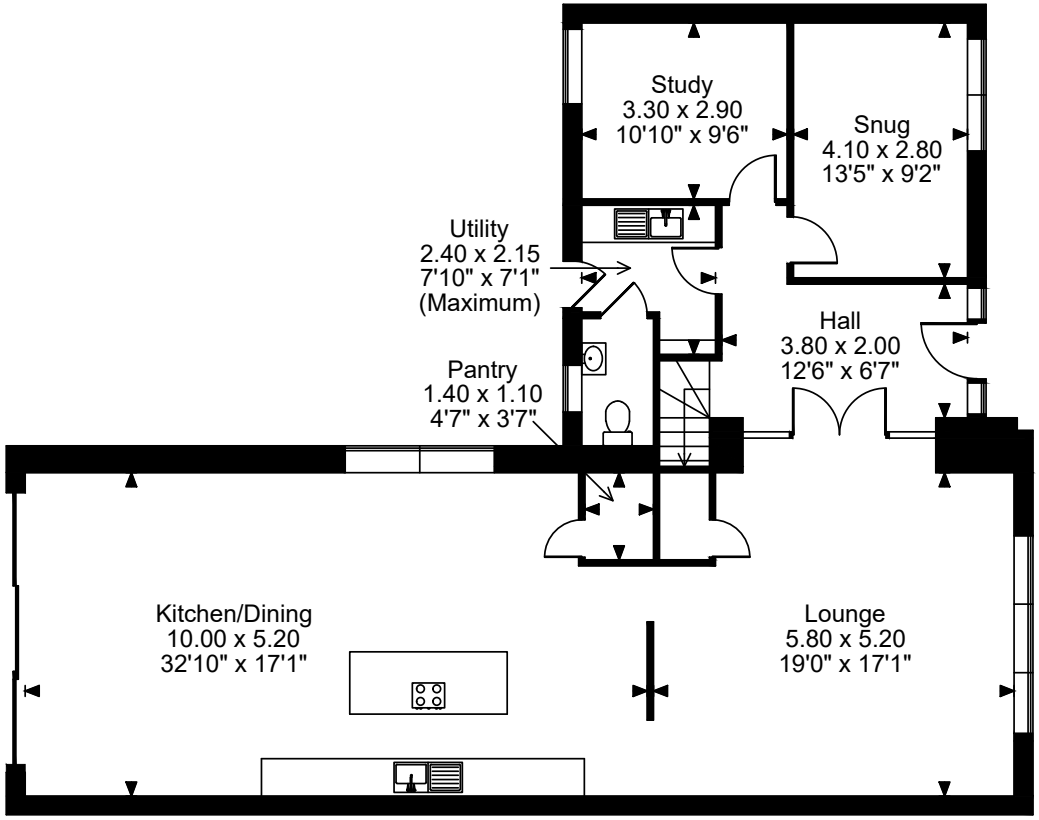
Directions - HG4 5JJ: Travelling north from Ripon on the A6108, continue through North Stainley and enter West Tanfield crossing the River Ure. At the roundabout take the first exit onto Main Street and Village farm is then approximately 500 yards on the right hand side.



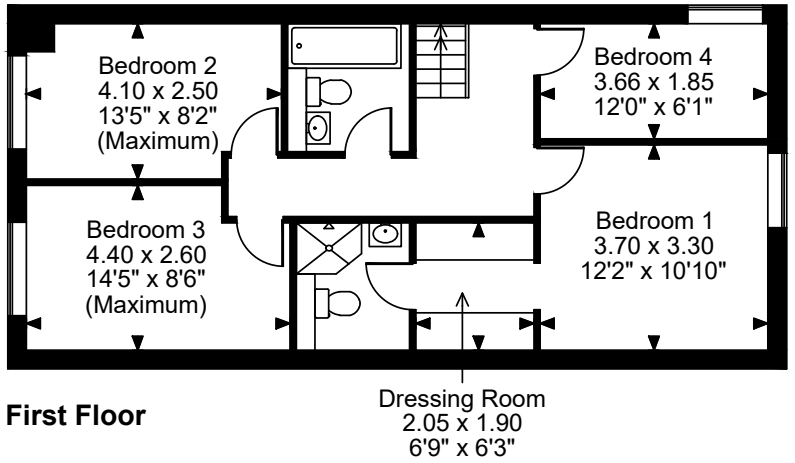




The Old Barn, Village Farm, West Tanfield
Approximate Gross Internal Area
2,046 sq ft / 190 sq m



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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