



SYCAMORE BARN, CAMELA LANE, CAMBLESFORTH, YO8 8HA
£550,000

Carter Jonas

SYCAMORE BARN, CAMELA LANE, CAMBLESFORTH, YO8

SYCAMORE BARN

A UNIQUE COUNTRY HOME. TIMELESS BARN CHARACTER. CONTEMPORARY LIVING. Imagine waking up to open countryside, stepping outside into your own garden and enjoying far-reaching views that stretch beyond the boundaries of your home.

Welcome to Sycamore Barn — a beautifully considered four-bedroom barn conversion where original rural character meets sophisticated modern living.

Set in an enviable countryside position, Sycamore Barn has been designed to capture the best of both worlds. The character and charm you would expect from a traditional barn combine seamlessly with the comfort, efficiency and specification of a modern home.

Inside, the accommodation has been thoughtfully designed for contemporary family life, offering four double bedrooms, two bathrooms and generous living spaces finished with quality materials throughout. Every detail has been carefully considered, from the Amtico flooring and carpeting to the home's highly efficient heating system.

The property is 100% electric and benefits from a Daikin air source heat pump with zoned underfloor heating, helping create a comfortable environment throughout the home while contributing to its impressive EPC A rating.

Outside, the rear garden has been professionally turfed and opens directly onto the surrounding countryside. It is a wonderful setting for entertaining, relaxing or simply enjoying the changing seasons and uninterrupted rural outlook.

And while the setting feels wonderfully peaceful and private, everyday convenience is close at hand, with local amenities and transport links within easy reach.

Sycamore Barn isn't simply a new home — it's a home with a sense of place.

AT A GLANCE

- Four double bedrooms
- Two bathrooms
- 100% electric home
- Daikin air source heat pump
- Zoned underfloor heating
- Amtico flooring and quality carpeting
- Professionally turfed rear garden
- Open countryside adjoining the garden
- Far-reaching countryside views
- Impressive EPC A rating

A HOME THAT FEELS DIFFERENT

Barn conversions are all about character, setting and individuality — and Sycamore Barn brings all three together with the reassurance of a brand-new, highly efficient home.

Come and experience it for yourself.

Discover more about the developer at greenoakdevelopers.co.uk, then contact Carter Jonas to arrange your private viewing of Sycamore Barn.

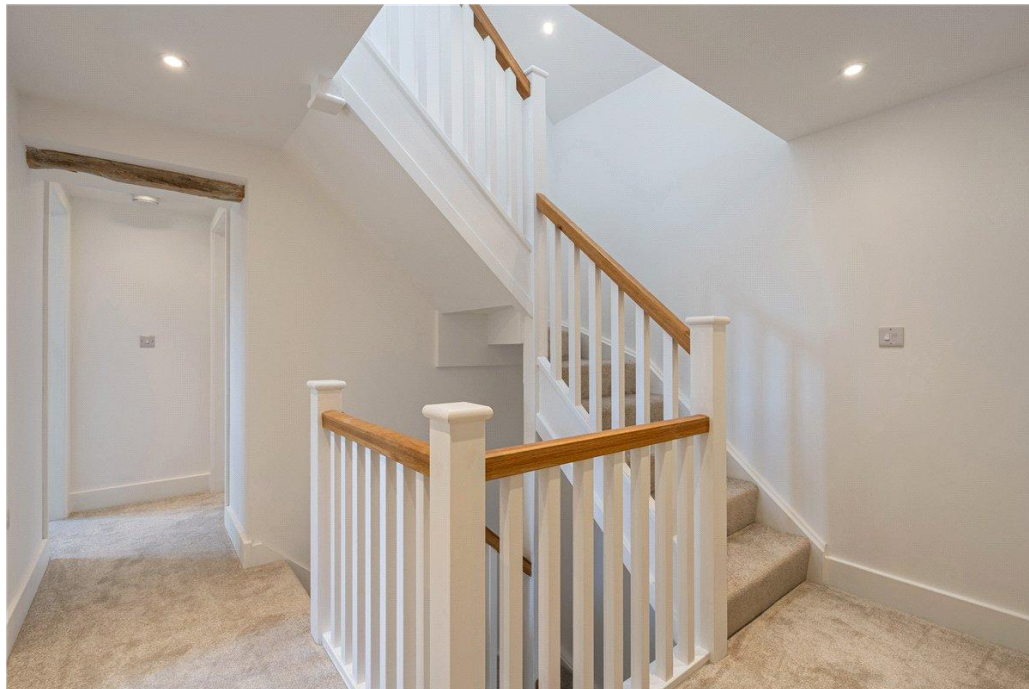
TENURE Freehold

LOCAL AUTHORITY North Yorkshire Council

EPC BAND A

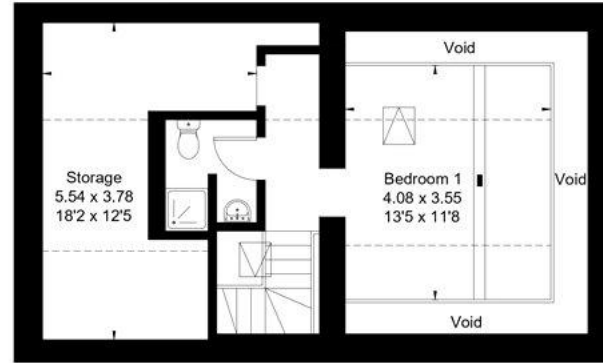
FORMING PART OF TASTEFUL, HIGH SPECIFICATION AND ENCLAVE BARN DEVELOPMENT BY GREEN OAK DEVELOPERS LTD, WHO ARE INDEED RENOWNED FOR THEIR ATTENTION TO QUALITY AND DETAIL.



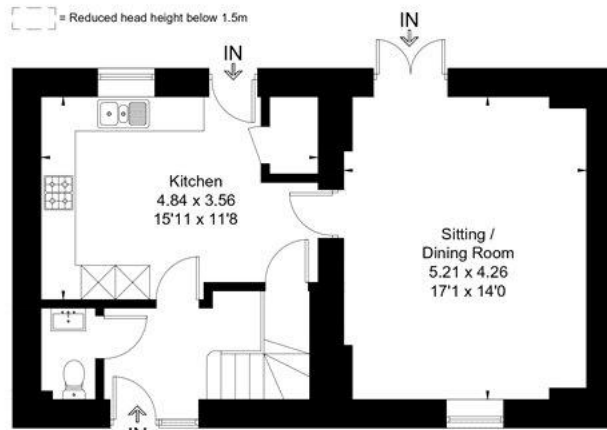




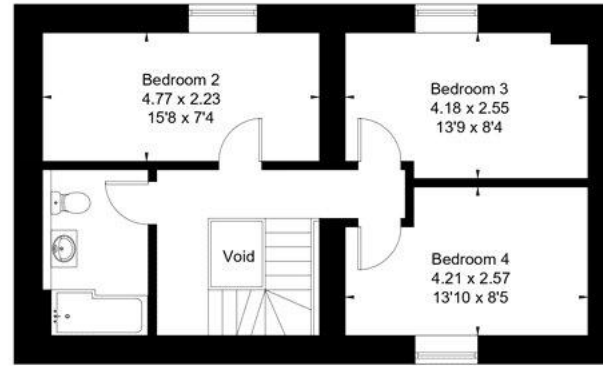
Sycamore Barn Camblesforth, YO8



Second Floor



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #114503

Score	Energy rating	Current	Potential
92+	A	102 A	103 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Classification L2 - Business Data