



SYCAMORE BARN, CAMELA LANE, CAMBLESFORTH
GUIDE PRICE £500,000

Carter Jonas

SYCAMORE BARN, CAMELA LANE

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.

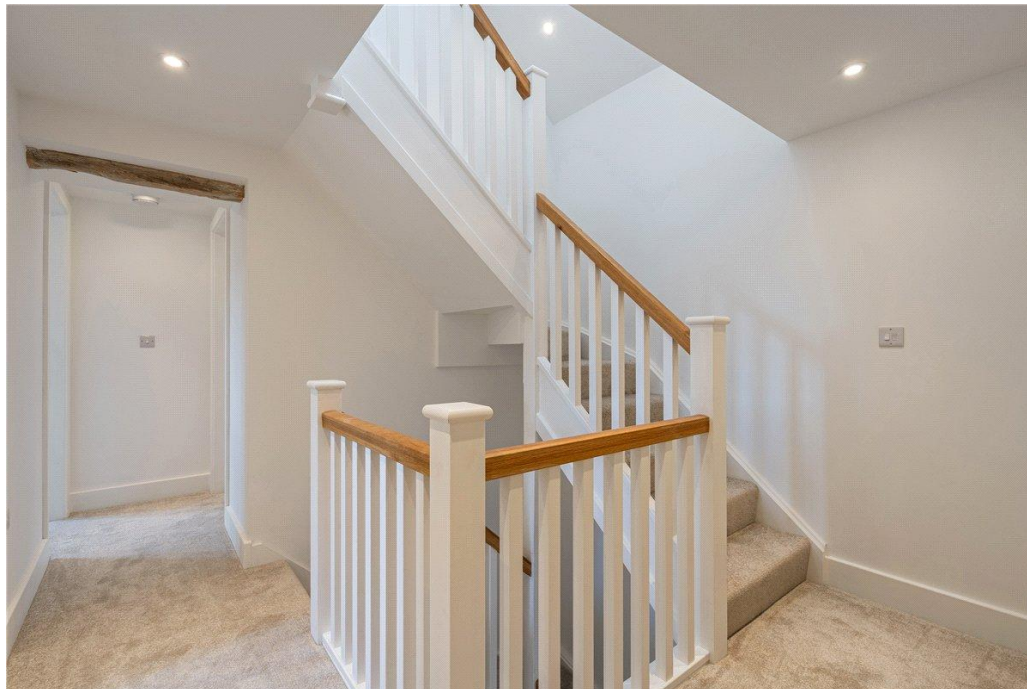
FORMING PART OF TASTEFUL, HIGH SPECIFICATION AND ENCLAVE BARN DEVELOPMENT BY GREEN OAK DEVELOPERS LTD, WHO ARE INDEED RENOWNED FOR THEIR ATTENTION TO QUALITY AND DETAIL.



TENURE Freehold

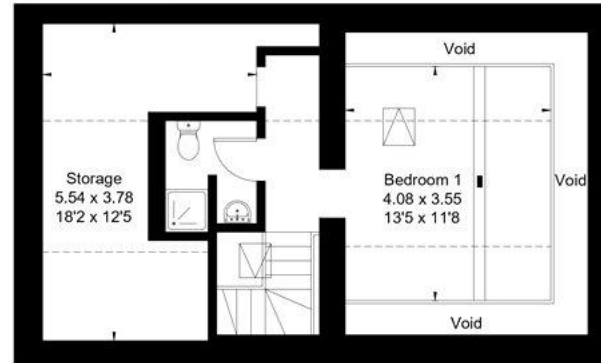
LOCAL AUTHORITY North Yorkshire Council

EPC BAND

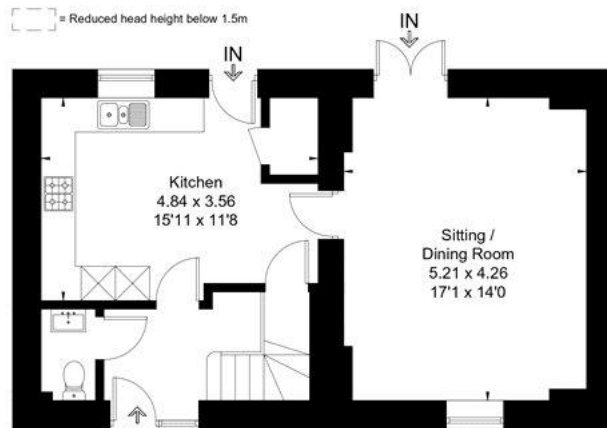




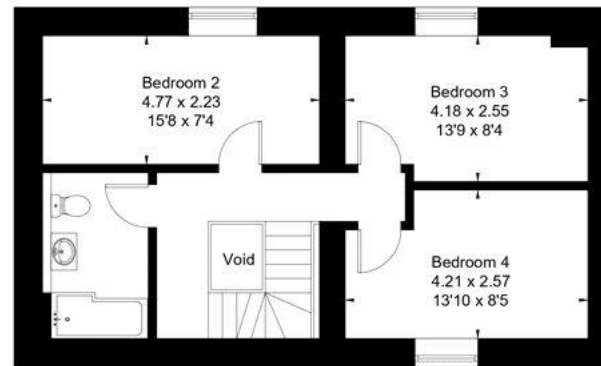
Sycamore Barn Camblesforth, YO8



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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