



CARVERS

SALES & LETTINGS

The Barn, Deighton

Northallerton, DL6 2SJ

Offers in the region of £750,000

Barn Conversion



An outstanding four bedroomed detached traditional barn conversion which when finished will provide spacious and modern open plan living accommodation while retaining some original features. Oil fired central heating will provide under floor heating to the ground floor and the timber windows will be double glazed. Finished to a high specification the accommodation will include an entrance hall, cloakroom/wc, large open plan kitchen/dining room with integrated appliances, separate utility room, spacious living room with vaulted ceiling with exposed timbers, two ground floor double bedrooms and a family bathroom. To the first floor there is a master suite with walk in dressing room and ensuite bathroom. The second bedroom is also a double room with ensuite bathroom. Externally there are gardens to the front and rear, off street parking and a garage. The village of Deighton is situated approx 6 miles from Northallerton and provides easy access to both the A167 and A19.



- Superb four double bed roomed traditional barn conversion with views over countryside
- Master bedroom with walk in dressing room and en suite bathroom
- Living room with vaulted ceiling with exposed timbers
- Double glazed timber windows
- Lovely village location
- Modern open plan living with high specification fixtures and fittings
- Guest bedroom with en suite bathroom
- Oil fired central heating, under floor heating to the ground floor
- Parking, garage and gardens

GENERAL INFORMATION

Tenure: Freehold

Services: Oil central heating, mains electric, water and drainage

Double glazing

Solar panels

Local Authority: North Yorkshire Band E

Completion Spring 2027

All photos/CGI/drawings are for illustrative purposes only.

Buyers Identification Check(s)

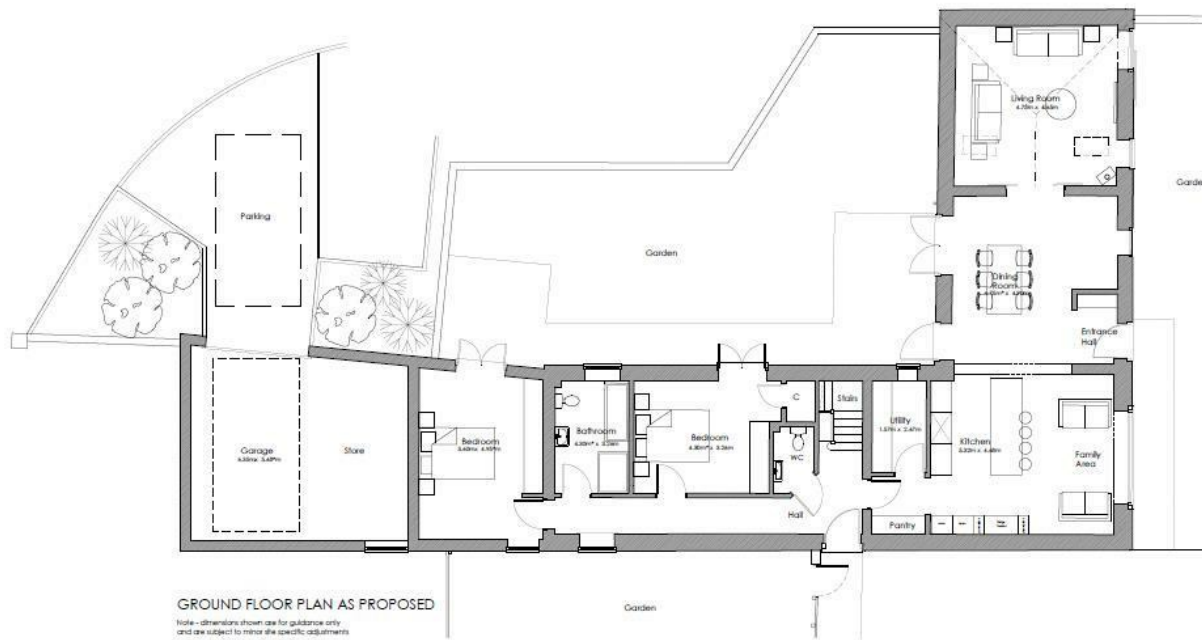
Should a purchaser(s) have an offer accepted on a property marketed by Carvers they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Property Size Information

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and / or garage)

Please Note - Photographs and CGIs are for illustrative purposes only





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property size taken from EPC
sq ft

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