



# CARVERS

SALES & LETTINGS

Barningham, Richmond, DL11 7ED

Price £575,000

Barn Conversion



Rarely does a property of this calibre come to market! Situated between Newsham and Barningham is this wonderful detached barn conversion, sitting on a gated and walled plot with fantastic views over the surrounding countryside. Finished to an exacting standard the property wants for nothing and is sure to attract attention. Internal accommodation consists of an welcoming kitchen dining room with incredible labradorite granite work surfaces, cosy living room with sandstone fireplace and solid fuel fire, conservatory offering amazing views, useful utility room and ground floor WC. Further to the ground floor the property offers a flexible wing with vast, vaulted reception room, a further bedroom and well equipped shower room, all of which can easily be converted for multi-generational living or even an air B+B. The first floor holds three spacious bedrooms and a house bathroom. Externally the property holds an ample gated and walled parking area with double detached garage, paved courtyard gardens, lawned and decked garden and stunning views. Finished wonderfully throughout the property EPC rating is C and North Yorkshire Council tax band F.











- Wonderful Barn Conversion
- Generously Proportioned
- Four Bedrooms Over Two Floors
- Two Bathrooms
- Gated and Walled Plot
- Idyllic Situation with Rural Views
- Flexible Accommodation
- Three Ample Reception Rooms
- Huge Detached Garage
- Investment/Let Opportunity

### Buyer Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential 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.

### General Information

Tenure: Freehold

Services: Oil central heating, mains electric, water and waste tank drainage.

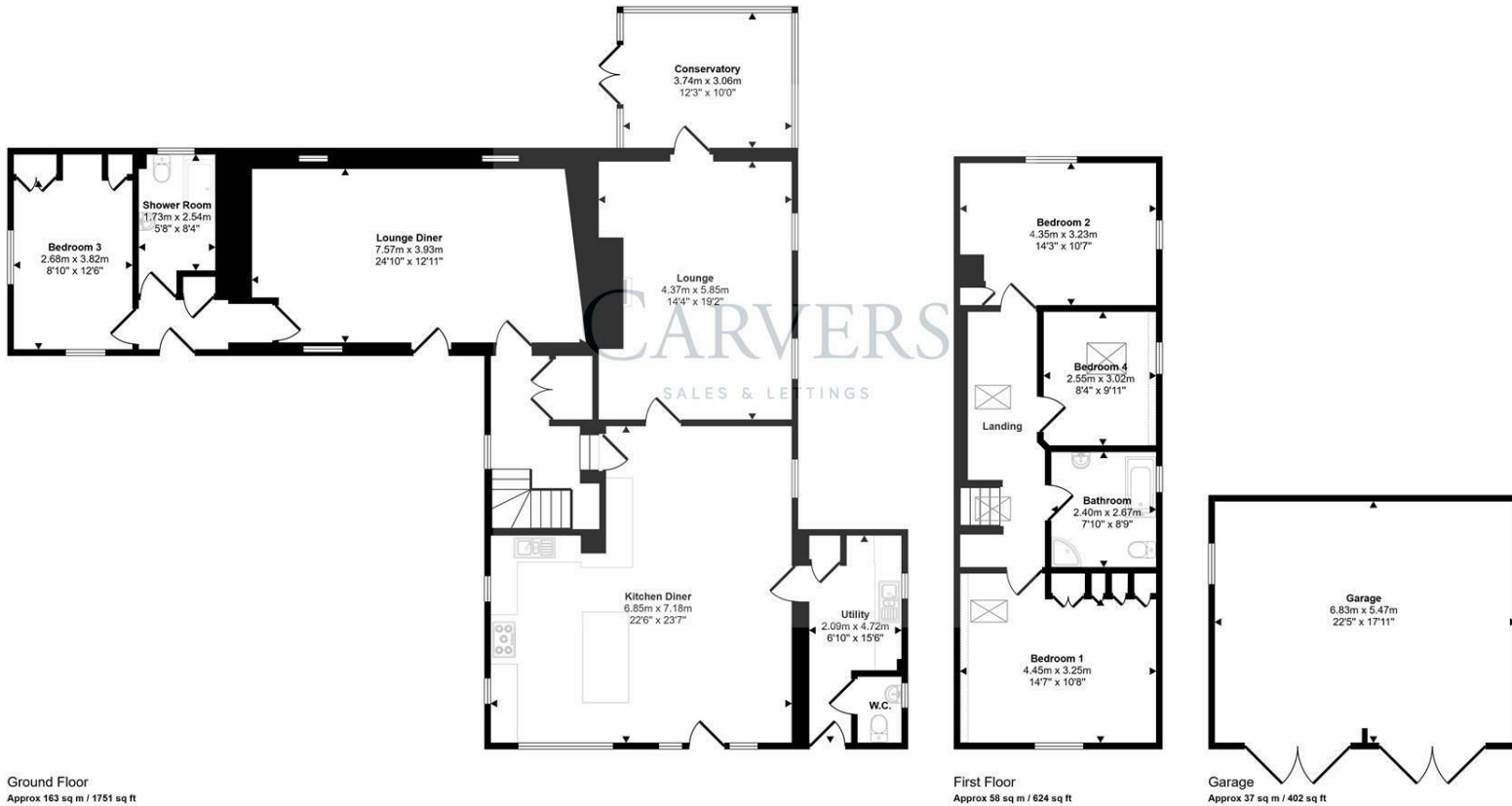
Local Authority: North Yorkshire County Council (Tax Banding F)

### Property Size Reference

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)



Approx Gross Internal Area  
258 sq m / 2776 sq ft



Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

Property size taken from EPC  
2250.00 sq ft

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