



**Milling Barn Westfield Farm, Bainton YO25 9EH**  
**Guide Price £1,095,000**

- Five bedrooms, all en-suite
- Flexibility of layout - Ground floor bedroom
- Large open plan kitchen/living room/dining
- Three/Four reception rooms
- Landscaped and enclosed westerly facing garden
- Triple oak framed garage
- Underfloor central heating throughout
- Efficient ground source heat pump
- Exclusive development
- EPC - to be advised

Nearing completion, Milling Barn is the last of four luxurious and highly specified barn conversions situated in this beautiful position surrounded by rolling open countryside. Built by a renowned and prestigious local builder, Jonathan Cammack, Milling Barn has a superb and flexible layout, extending to 3,800 square feet internally and exemplifying the very best design features of modern barn conversions.

Oak beams, vaulted ceilings and beautifully proportioned room sizes are matched with bespoke oak woodwork, the highest quality contemporary styled fittings and a high tech and extremely efficient underfloor heating system powered by a ground source heat pump, with further wood burning stove in the lounge.

The fabulous and intuitive design embraces the south west facing aspect of the property with extensive fenestration, including many floor to ceiling windows, skylights, bifold and French doors opening onto the westerly facing garden, resulting in a magnificent light and bright ambience.

At ground floor level Milling Barn offers a flexible layout which could extend to four reception rooms, the cornerstone being the spectacular and generously sized open plan living dining kitchen. Bespoke and handmade, the kitchen is fitted with Siemens appliances throughout and, at this stage, has a choice of colour and worksurfaces options.

The ground floor en-suite bedroom could lend itself to a variety of other uses and is a superb addition to the four double en-suite bedrooms to the first floor.

Approached on a shaped private driveway which provides ample parking for several vehicles and a turning circle. There is a handsome detached green oak framed triple garage to one side.

Enclosed by a six foot wall, the generous south westerly facing landscaped garden is a beautiful feature of this fabulous property. Accessed directly from the hallway, living dining kitchen and the lounge, the garden is a haven of peace and tranquility.

## LOCATION

Nestled in the beautiful rolling countryside of the Yorkshire Wolds, Milling Barn is situated in a highly accessible rural location between the villages of North Dalton and Bainton (on the B1246 and signposted for Westfield Farm). Situated between the market towns of Beverley (12 miles), Driffield (6 miles) and Pocklington (11 miles) all of which have an extensive range of shops, schools and leisure facilities. Closer by, North Dalton has a recently re-opened and refurbished public house, The Star Inn, and the Michelin starred Pipe & Glass restaurant is located nearby in South Dalton.

York 24 miles, M62 19 miles and Hull 19 miles.

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALLWAY

23'11 x 7'9 (7.29m x 2.36m)

#### LIVING DINING KITCHEN

28'11 x 23'11 (8.81m x 7.29m)

#### BEDROOM 5 / PLAYROOM

12'3 x 12'3 (3.73m x 3.73m)

#### EN-SUITE

7'2 x 5'5 (2.18m x 1.65m)

#### INNER HALLWAY

20'7 x 11'4 (6.27m x 3.45m)

#### DOWNSTAIRS CLOAKROOM

4'2 x 4'1 (1.27m x 1.24m)

#### UTILITY ROOM

10'3 x 8'5 (3.12m x 2.57m)

#### SNUG / OFFICE

12'6 x 11'8 (3.81m x 3.56m)

#### LOUNGE

18'7 x 27'9 (5.66m x 8.46m)

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

20'5 x 15'2 (6.22m x 4.62m)

#### EN-SUITE

9'8 max x 6'7 (2.95m max x 2.01m)

#### BEDROOM 2

13'7 x 12'5 (4.14m x 3.78m)

#### EN-SUITE

9'5 x 5'11 (2.87m x 1.80m)

#### BEDROOM 3

14'7 x 11'4 (4.45m x 3.45m)

#### EN-SUITE

6' x 4'11 (1.83m x 1.50m)

#### BEDROOM 4

14'2 x 9'5 (4.32m x 2.87m)

#### EN-SUITE

9'8 x 5'5 (2.95m x 1.65m)

#### AGENT'S NOTE

The photographs are for illustrative purposes only.

#### SERVICES

Mains water, private drainage and electric are available or connected to the property. Ground source underfloor heating.

#### TENURE

We believe the tenure of the property to be Freehold.

#### COUNCIL TAX

The Council Tax Band for this property is not yet available.

#### VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

#### EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metaspix C002

