



Moss Lane, Moss Gate, Stone, ST15 8RQ



Asking Price £239,950

A rare, if not unique opportunity to acquire a detached barn with permission for conversion set in large gardens in a rural hamlet close to Fulford village. The property comprises a compact & bijou brick built barn which has consent for conversion to a single 2 bed dwelling. The property is approached over a long drive off Moss Lane which is shared with the neighbouring house. The original planning consent was granted in 2002, application number 02/42495/FUL and subsequently application number 19/31162/LDCP, the present owner having demonstrated that work amounting to material operation were carried out prior to July 2007. An amazing opportunity to acquire your very own seat in the country. The dimensions of the building are 5.85m x 9.2m overall, excluding the lean-to extension. The area of land edged yellow is available to purchase by separate negotiation.



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<https://www.tgprop.co.uk>



#### General Information

Services; Mains water and electricity are available for connection, prospective purchasers should satisfy themselves as to the nature and suitability of services. Any required easements will be granted by the vendors.

Tenure; Freehold

Viewing by appointment. The agent will show you the property.

For sale by private treaty, subject to contract.  
Vacant possession on completion.



