



HUDSON
MOODY

Grange Farm , East Cottingwith, York YO42 4TB



A WONDERFUL LIFESTYLE PROPERTY including 5 bedroom FARMHOUSE & stunning restored 4 bedroom BARN CONVERSION, set in around 7 acres. Includes a RANGE of OUTBUILDINGS surrounded by glorious OPEN COUNTRYSIDE to the southeast of York. Offered with no onward chain.

Set within an approx 7 acre smallholding we offer a luxurious barn 4 bedroom character barn conversion for use as holiday let or residential usage with its own enclosed walled garden & extensive patio, attached to which is a traditional farmhouse.

The barn conversion offers high quality, 'open plan' sociable space combining bespoke kitchen/dining & living areas with stunning central oak tread spiral staircase. Breakfast bar. Ground floor bedroom & en-suite wet room. 1st Floor: 3 further generous sized bedrooms with lovely countryside views including main bedroom suite & separate bathroom incorporating freestanding bath & separate shower. Feature exposed roof trusses. Oak beams. Handmade internal Oak doors. Open brick recesses.

Farmhouse comprises: Entrance Hall -- Kitchen Diner with Aga -- Living Room + Stove -- Office/Family Room -- WC -- 2 Bedroom Annexe + Shower Room -- Store + Boot Room. 1st Floor: 3 Bedrooms + En-Suite (2 Double + 1 Single) All Enjoy Country Views. House Bathroom. A boiler room and covered walkway link the two properties.

Outside: Grange Farm is approached via a distinctive long tree lined drive flanked by two 3 acre paddocks which then split either side of a front lawn leading to separate entrances for both properties including gravelled parking areas. There is a wide range of brick outbuildings including agricultural barn, stables (potential use for garaging), smaller barn, workshop and additional storage sheds. There is also a small orchard home to a wide variety of fruit trees plus hen house. To the rear of the farmhouse is an enclosed lawned garden incorporating feature sunken garden. Vegetable beds. There is also a smaller paddock lying adjacent to the barn and outbuildings.

In summary: a truly unique property combined with a lovely setting likely to appeal to a wide range of buyers.

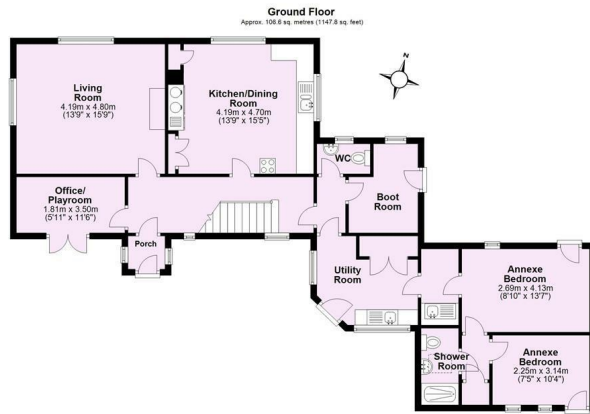


- Stunning Lifestyle Property
- Set in around 7 Acres
- Lovely Countryside Views
- Luxury 4 Bed Barn Conversion
- Barn Conversion Holiday Lets: Gross Income £1750 - 3 nights
- 3 Bedroom Farmhouse + Annexe
- Range of Outbuildings
- Stunning Private Courtyard
- Highly Versatile Property
- EPC: E . Council Tax Band E

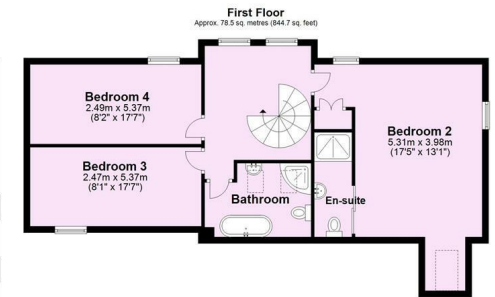
Offers Over £1,250,000

Tenure: Freehold

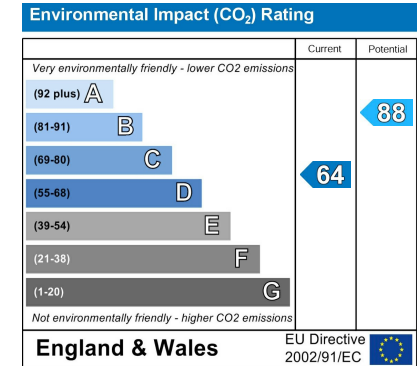
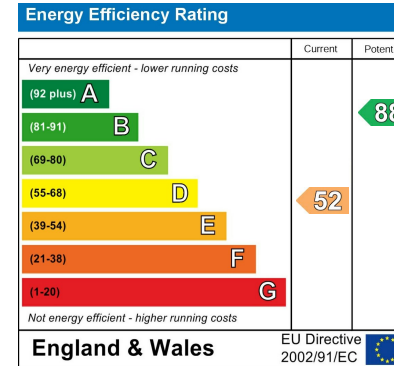




Total area: approx. 175.8 sq. metres (1882.7 sq. feet)
For Information purposes only. Not to scale. Plans produced using PlanIt.



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3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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