

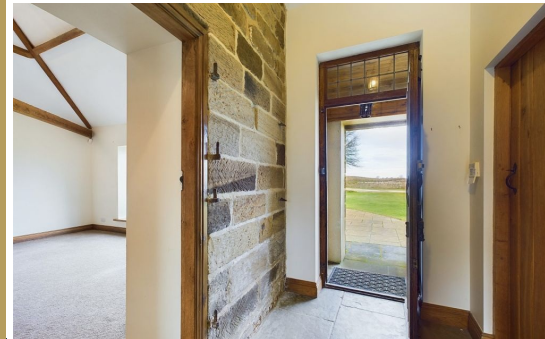


01947 601301



## NORTH BARN & WEST COTTAGE, AISLABY

6 BED BARN CONVERSION



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## PROPERTY FEATURES

- Barn Conversion with Adjoining Cottage
- 2,850 Sq Ft of Accommodation in total
- Period Features including Exposed Stonework & Beamed Ceilings
- Open Plan Lounge/Diner with Stone-Flagged Floor
- Breakfast Kitchen with Vaulted Ceiling
- 6 Bedrooms & 3 Bathrooms with Baths & Showers
- Lawned Garden & Courtyard Terrace
- NYM Village with Local Pub & Close to the Coast

Type: **BARN CONVERSION**

Availability: **FOR SALE**

Bedrooms: **6**

Bathrooms: **3**

Reception Rooms: **2**

Parking: **DRIVEWAY**

Outside Space: **GARDEN, PATIO**

Tenure: **FREEHOLD**

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NORTH BARN & WEST COTTAGE, AISLABY- 6 bed Barn Conversion -£540,000





Hope & Braim are delighted to present North Barn & West Cottage in Aislaby to the market. This stunning barn conversion offers spacious living with period charm and open views located on the edge of the village and only a few miles from the coast. The property comprises a four-bedroom home with two floors and an adjoining two-bedroom cottage on one level, which offers multi-generational living or a potential income from holiday accommodation. North Barn has an impressive reception room with a stone-flagged floor and floor-to-ceiling glazing that offer views out over the farmstead. Double doors lead through to the breakfast kitchen that has Oak cabinets with a cooker range and a vaulted ceiling with exposed beams. There is a downstairs bedroom that has a large picture window that floods the room with natural light, plus there is a bathroom across the hall along with a utility room. Upstairs there are three additional bedrooms and a second bathroom that has a four-piece suite comprising a bath and a shower. West Cottage has fully fitted kitchen/diner, a vaulted ceiling lounge with large glazing, two bedrooms and a bathroom. Outside, North Barn has a lawned garden with a patio whilst West Cottage has a private patio garden within Toft Hall Farm courtyard that's shared with the neighbouring properties. The property is offered with vacant possession and is chain-free. The village of Aislaby is well-served with a local pub "The Forge" and it has the moors on its doorstep and the coast a few miles away.



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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
2857.38 ft<sup>2</sup>

Reduced headroom  
0.59 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		
		65	78

England, Scotland & Wales EU Directive 2002/91/EC

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

