



Stock Ghyll Barn & Skelwith Granary, Main Street, Tholthorpe, York YO61 1SN

Stephensons



# Stephensons

Guide Price £1,695,000

A unique opportunity to buy 2 brand new breathtakingly beautiful barn conversions, discretely positioned within a private site of approx. 0.40 of an acre in a picturesque village around 11 miles north of York. Providing around 4,400 sq ft (408.7 sq m) of luxurious living space, the combination of both a classic and a contemporary barn will undoubtedly appeal to buyers looking to accommodate a relative or extended family members, buyers seeking a “home and income” scenario by way of an additional property to let out or perhaps to someone who just wants a grand design home with a great guest suite.

Viewings via Easingwold Office 01347 821145

## Stock Ghyll Barn

A simply stunning 4 bedroom detached contemporary barn conversion providing around 3,229 sq ft (300 sq m) of luxurious living space that includes a magnificent reception hall with bespoke staircase, 3 formal receptions rooms and a stunning 53'1" (16.18m) long dining kitchen and living area with walk-in pantry and an option to have a choice of kitchens. This quite remarkable dining and living space enjoys rural views and features 2 sets of bi-folding doors opening out onto a 53'1" (16.18m) wide breakfast and drinks terrace. The ground floor also provides a utility room separate boot room and a guest double bedroom with dressing room and en-suite shower room.

The first floor landing leads off into a splendid principal bedroom suite with far reaching rural views and bi-folding doors opening out onto a 38'0" (11.6m) wide balcony. The first floor also provides a further 2 en-suite double bedrooms.

Externally there is a covered terrace, covered parking, double garage and far reaching rural views from the rear garden.

## Skelwith Granary

A traditional 2 bedroom detached barn conversion with clever contemporary styling providing around 1,170 sq ft (108.7 sq m) of living space.

The ground floor features an open plan design with central oak staircase and includes a living room, a choice of kitchen, utility room and a cloakroom/wc. The first floor provides 2 en-suite double bedrooms.

Externally there is a part walled garden and a double garage

## The Developer

Galtres Developments are Easingwold based and have built up a commendable reputation for creating unique and luxurious living spaces within their contemporary and highly energy efficient new homes.

Recent developments within the area include builds in Easingwold, Raskelf, Huby and the outstanding Hollins Grove Barns development opposite the Easingwold Golf Club on Stillington Road.

## Energy Efficient Specifications

Both barns will feature triple glazing and an air source heating system providing underfloor heating on the ground floor and radiators on the first floor.

Solar panels will be fitted to each garage along with a 5.8kw battery to supplement each property's energy bills

Each property comes with a 5,800 litre rainwater harvesting system with the potential of reducing water bills by up to 50%.

## Schedule of Allowances

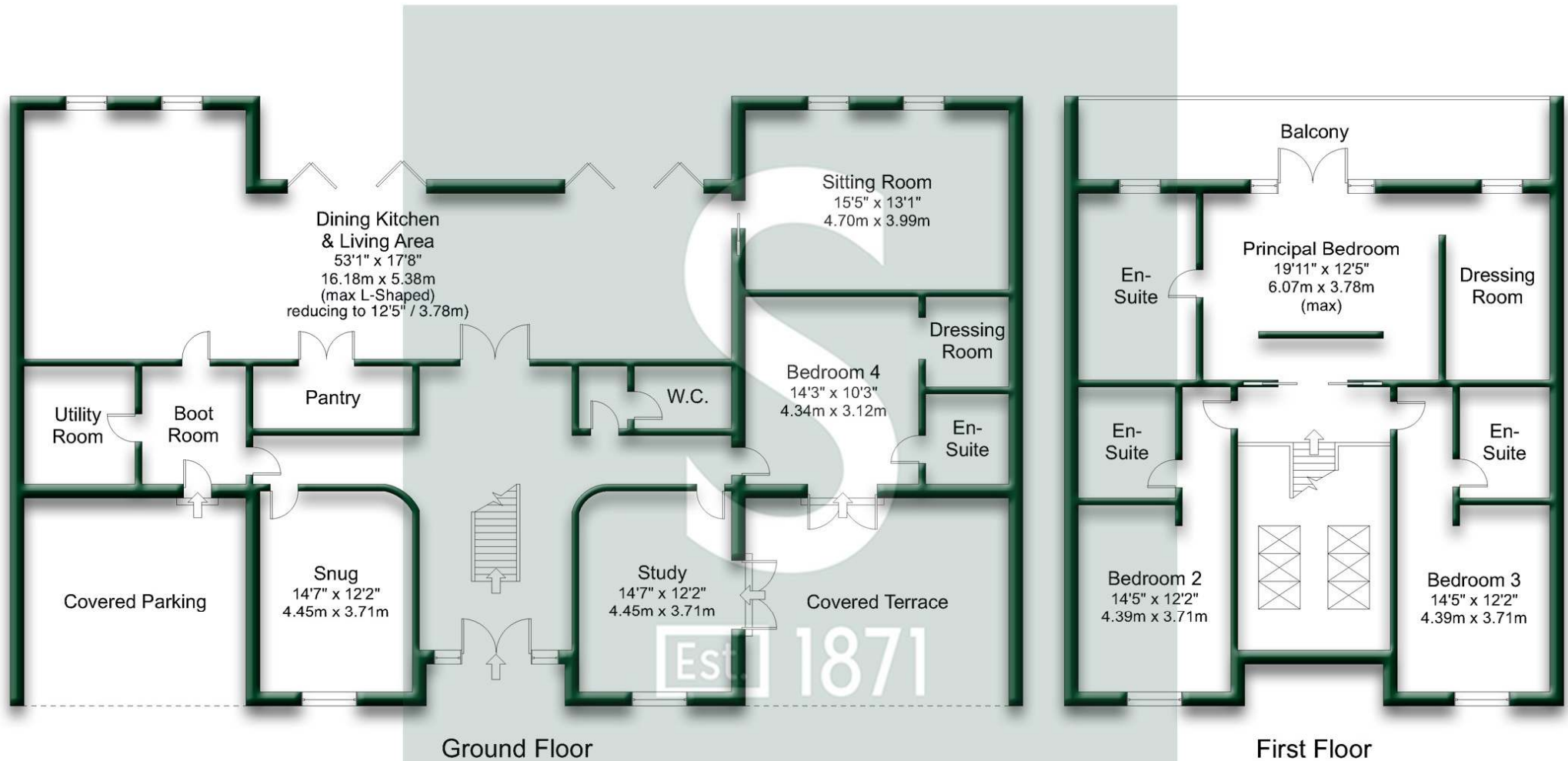
For a limited period of time only, the developer is offering a buyer the opportunity to have a choice of kitchens and floor coverings along with an option to upgrade your choices against an agreed schedule of allowances. Further details are available upon request.

## Estimated Completion Dates

Both barns are on schedule to be ready to move into by the end of July 2024.



# Stock Ghyll Barn



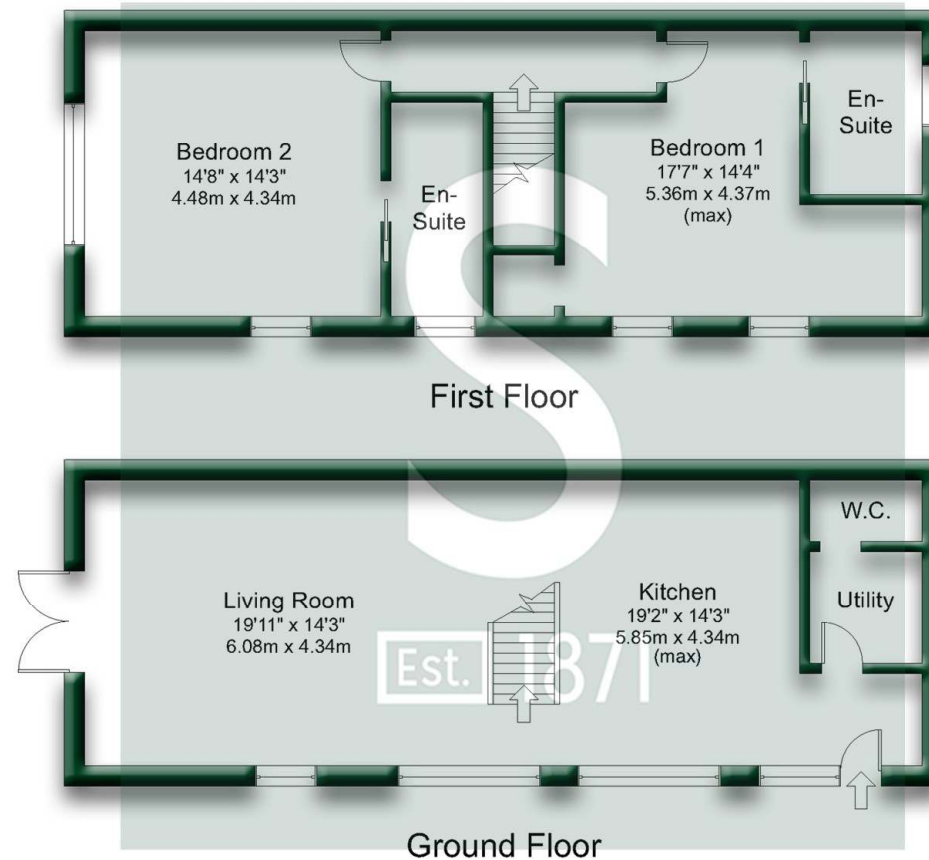
Gross internal floor area (approx.): 300 sq m (3,229 sq ft)

Please note that the dimensions have been taken from the developer's working drawings and therefore are subject to change and offered purely as a guide in this instance

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# Skelwith Granary



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## Directions

Entering the village from York via Tollerton and Flawith, turn left at the village green, pub and pond where the concealed entrance will be on your right hand side towards the top of the Main Street..

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 York 01904 625533  
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 Selby 01757 706707  
 Boroughbridge 01423 324324  
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