



1 ROEBUCK BARRACKS, APPLETON ROEBUCK
OFFERS OVER £1,000,000

Carter Jonas

1 ROEBUCK BARRACKS, GREEN LANE, YO23 2TW

Approached via a quiet country lane through woodland, Roebuck Barracks is set behind an electric gated entrance and extends to approximately 16 acres. The properties are well spaced, each sitting in generous gardens and offering ample parking with large garages.

This sublime five-bedroom modern home with a large integrated garage, is exceptionally spacious for a single storey dwelling offering over 3000 sq ft of internal accommodation, in a tranquil plot of approximately 1 acre, within this charming rural development.

Characterised by clean architectural lines, the interior design takes an exacting approach to light and space, with accommodation extending in a fluid, open-plan layout across a single storey. Large aluminium framed windows and vaulted ceilings enhance the already eye-catching space.

The living room is open plan, showcasing a stunning kitchen and striking full-height windows. The central island unit creates a natural yet sociable delineation of the space, ideal for entertaining or for family life to play out.

The kitchen, designed by Design House Interiors offers contemporary gloss units' compliment by Silestone Quartz worktops, Seimens appliances and a Quooker tap. This stunning space leads through to the utility room, pantry, WC and garage.

The principal bedroom suite is situated at the rear of the property; this is a beautifully proportioned and quiet room with an ensuite bathroom, dressing room and bifold doors opening out to the garden. There are four further double bedrooms, 2 ensuite and a family bathroom offering both a bathtub and separate shower and a study.

The property has underfloor heating throughout with each room having its own thermostat control. An Air Source Heat pump provides the hot water.

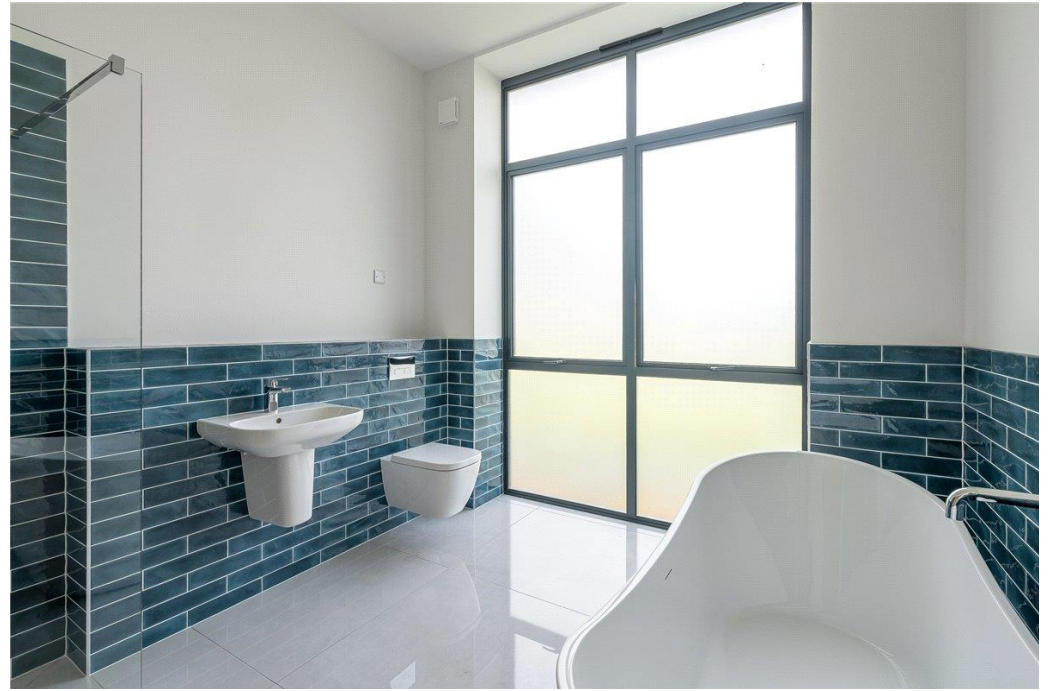
The garden and delightful views form an integral part of the overall experience of the house along with spacious patio accessed from bifold doors in the living room and principal bedroom providing an ideal place to enjoy a morning coffee or to eat and drink outside.

This exclusive address has a real sense of individuality and provides easy access to the numerous facilities available in the delightful villages of Appleton Roebuck, Copmanthorpe and Bishopthorpe, and York just a short distance away.

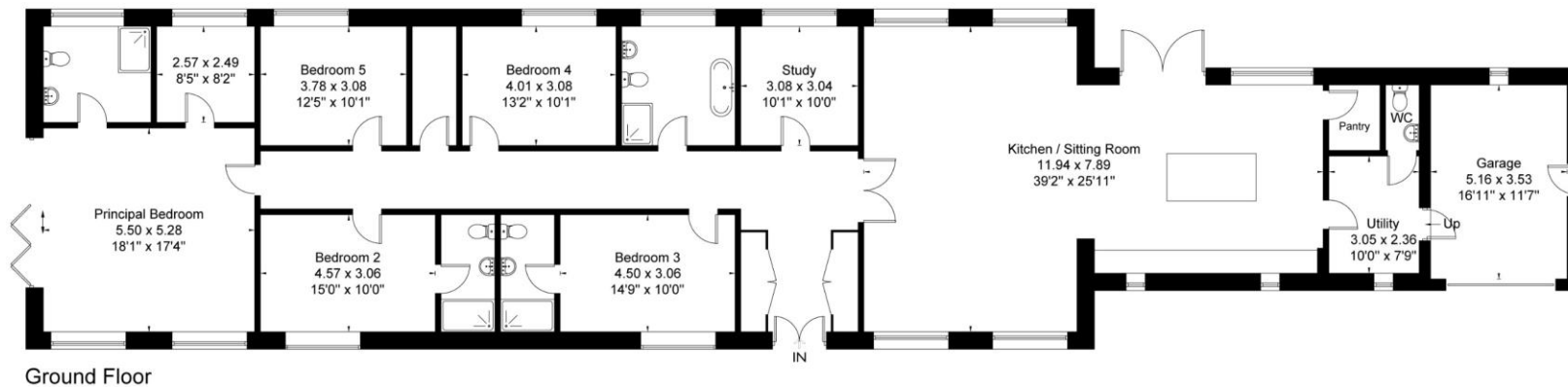
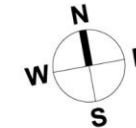
AN EXCEPTIONAL FIVE BEDROOM SINGLE STOREY HOME IN A BEAUTIFUL, TRANQUIL RURAL SETTING JUST OUTSIDE THE POPULAR VILLAGE OF APPLETON ROEBUCK





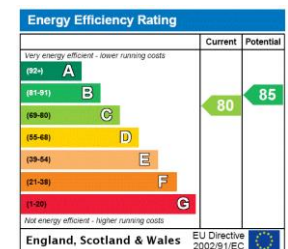


Roebuck Barracks, Appleton Roebuck, YO23
 Approximate Area = 3069 sq ft / 285.1 sq m
 (Including Garage)
 Including Limited Use Area (66 sq ft / 6.1 sq m)



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards
 fourwalls-group.com 310826



York 01904 558200

york@carterjonas.co.uk
 82 Micklegate, York, YO1 6LF

carterjonas.co.uk
 Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
 INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.