



THE BARN, OLD PEAR TREE FARM, RUFFORTH
£925,000

Carter Jonas

The Barn, Old Pear tree Farm is an imaginative conversion of a traditional Georgian stone barn and doesn't fail to impress from the moment you enter the front door into the most remarkable entrance hall with enormous floor to ceiling windows and staircase leading to a galleried landing above.

The accommodation extends to just over 2700 sq ft and includes 4 bedrooms, 2 reception rooms and 3 bathrooms.

At the heart of this stylish home is a stunning kitchen/dining room of painted timber with granite worksurface and a large central island unit. An ideal place to entertain, to cook and to eat, this fantastic family room opens to the rear with French doors leading to a secluded patio area, ideal for al fresco dining. You can also access the rear garden and patio area from the large garden room at the rear of the property, a beautiful extension of The Barn.

A utility room is positioned just off the kitchen and accessed via the side door and practical shower room and WC can also be found on the ground floor.

The reception room is dual aspect and offers views over the front and rear gardens, an impressive fireplace with brick surround and wonderful exposed beams. For cosy evenings and smaller gatherings, the snug, with its pretty brick fireplace and log burner is the ideal place to be.

The garden has been landscaped and is predominantly lawned with borders of mature, well stocked plants and fruit trees. A greenhouse, timber garden shed, and vegetable frames complete this pretty and impeccably maintained village garden.

Turning down a private road to the side of Rufforth church, you won't miss this impressive barn conversion on the right-hand side. The entrance driveway to the property leads between two brick gateposts and an electric gate to a parking and turning area lying immediately to the front of the house and from which there is direct access to the Double Garage

This highly popular village lies due west of York and offers superb access to York, Leeds and Harrogate. It has an excellent primary school, village hall, village store with tea rooms, playing fields (football, cricket) and is famous for its long-established car boot sale and market.

TENURE Freehold

LOCAL AUTHORITY York

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A SIMPLY STUNNING STONE BARN CONVERSION, IMMACULATELY PRESENTED WITH BEAUTIFULLY MAINTAINED GARDENS IN THE POPULAR VILLAGE OF RUFFORTH, JUST 4 MILES WEST OF YORK



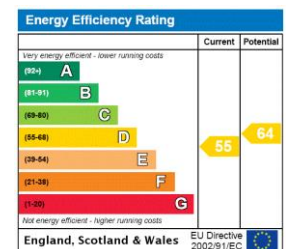




Wetherby Road, Rufforth, York, YO23
 Approximate Area = 2717 sq ft / 252.4 sq m
 Outbuildings / Garage = 397 sq ft / 36.9 sq m
 Total = 3114 sq ft / 289.3 sq m
 Including Limited Use Area (2.5 sq m / 27 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards
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Classification L2 - Business Data