



**BARLEY HOUSE, CRAVEN COURT, HELPERBY**

**£895,000**

**Carter Jonas**

# CRAVEN COURT, BACK LANE, HELPERBY, YO61 2AA

Enjoying a semi-rural position just off Back Lane, this highly individual house is a spectacular conversion of a former agricultural barn with stunning larch cladding on the first floor complimenting the brickwork below.

This distinctive home offers accommodation suited to modern lifestyles and open plan living featuring a large kitchen/dining room with bifold doors opening onto the rear garden.

Continuing to take full advantage of the light, the adjoining living room has large picture windows at either side of the log burner in addition to another wall of bifold doors leading to the York stone patio and garden beyond.

The property offers 2500 sq ft of exceptional living accommodation on the ground floor with four of the five bedrooms situated on this level, one with an en-suite shower room, in addition to a house bathroom. Oak flooring is fitted in the main living areas with a ground source heat pump supplying underfloor heating to the ground floor of the home.

The spectacular full height glass entrance ensures the property is filled with light and showcases a beautiful oak staircase leading to the first-floor galleried landing. This floor offers the principal bedroom with ensuite shower room. A further 1900 sq ft of space is boarded out for new owners to utilise. Its use as habitable space may be subject to planning.

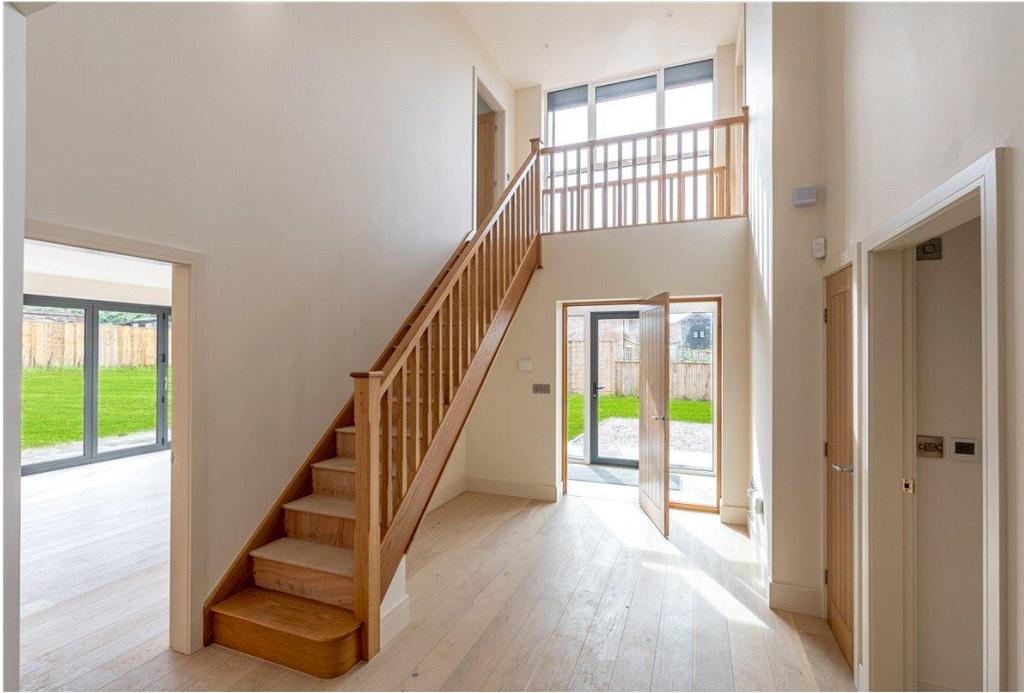
The property also benefits from an oaked clad double garage, a large garden and superfast fibre broadband.

This exclusive address has a real sense of individuality and open space while the location provides easy access to the numerous facilities available close by.

Helperby is situated between the popular market towns of Easingwold and Boroughbridge, each with a good range of shops and services, whilst the village itself offers a range of amenities including two public houses, a primary school, a doctor's surgery, a village hall and a church as well as excellent fishing on the Swale. There is easy access to the A19 and to York, Harrogate and Leeds. There are a number of highly regarded schools in the area including Cundall Manor, Queen Mary's, Ripon Grammar, St Peter's and Bootham in York as well as Ampleforth College.

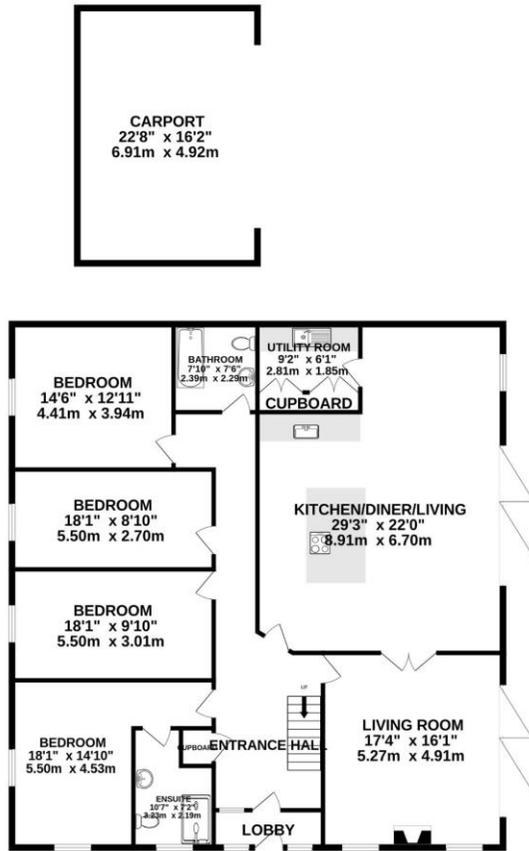
**AN EXCEPTIONAL FIVE BEDROOM CONTEMPORARY BARN CONVERSION SITUATED IN AN IDYLIC SETTING IN THIS PICTURESQUE VILLAGE TO THE NORTH OF YORK.**



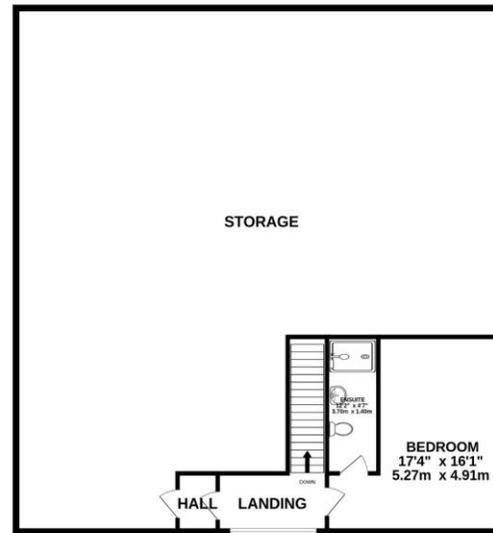




GROUND FLOOR  
2405 sq.ft. (223.4 sq.m.) approx.



1ST FLOOR  
2045 sq.ft. (189.9 sq.m.) approx.



TOTAL FLOOR AREA: 4449 sq.ft. (413.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	91
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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