



3 ROEBUCK BARRACKS, APPELTON ROEBUCK
£499,999

Carter Jonas

ROEBUCK BARRACKS, GREEN LANE, YO23 2TW

A contemporary single storey home with a large separate garage, set in its own substantial garden within an idyllic rural setting.

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Characterised by clean architectural lines, the interior design takes an exacting approach to light and space, with living space of approx. 1200 sq ft extending in a fluid, open-plan layout across a single storey.

The living space is open plan, showcasing a stunning kitchen/ family room with eye catching full-height expanse of glass seamlessly connecting outdoors to in. 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.

The principal bedroom is situated at the rear of the property; this is a beautifully proportioned and quiet room with an ensuite bathroom and double glass doors to the garden. There are two further double bedrooms and a family bathroom offering both a bathtub and separate shower. 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 kitchen's bifold doors providing an ideal place to eat and drink outside.

An exceptionally large garage of over 600 sq ft stands next to the property offering plenty of room for parking, storage and workspace. 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 highly individual house has been converted from an existing building and redesigned with a contemporary twist. 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.

Disclaimer – Some of the images shown are not plot specific and may be of other similar properties in the development.

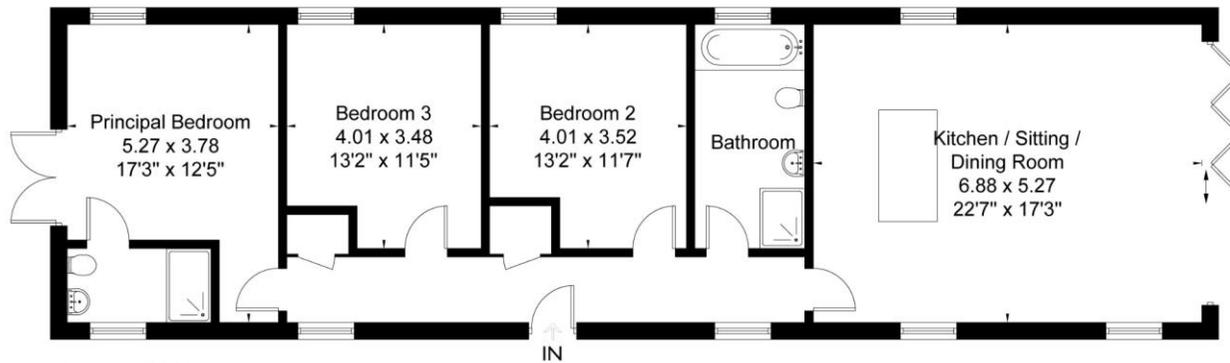
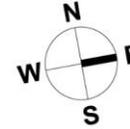
A CONTEMPORARY SINGLE STOREY HOME WITH A LARGE SEPARATE GARAGE, SET IN ITS OWN SUBSTANTIAL GARDEN WITHIN AN IDYLIC RURAL SETTING.



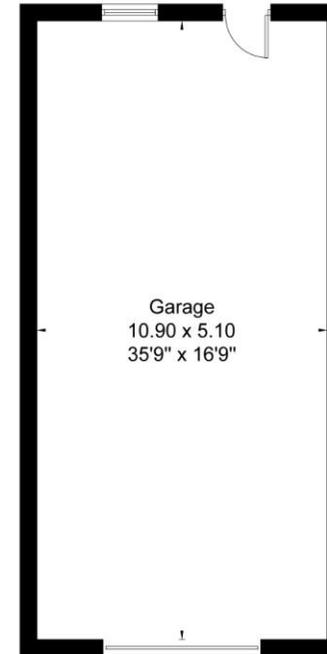




Roebuck Barracks, Appleton Roebuck, YO23
 Approximate Area = 1160 sq ft / 107.8 sq m
 Garage = 605 sq ft / 56.2 sq m
 Total = 1765 sq ft / 164 sq m
 Including Limited Use Area (14 sq ft / 1.3 sq m)



Ground Floor



(Not Shown In Actual
Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards
 fourwalls-group.com 310860

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	80
(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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Classification L2 - Business Data

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