



THE GRANARY  
Raskelf, York

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# THE GRANARY

RASKELF, YORK, YO61 3LG

A delightful Barn conversion constructed around 20 years ago and positioned in a quiet backwater in the popular villlage of Raskelf near Easingwold. Full of character, the property offers over 3,150 sqft of living accommodation and has beautiful south facing gardens overlooking open countryside, large garage/workshop which could be converted to additional accommodation subject to planning.

## ACCOMMODATION

Beautiful Barn Conversion

4 bedrooms plus downstairs family room

Perfect for families and multi generational living

Stunning South facing garden backing onto open fields

Large detached workshop/garage with mezzanine

Popular village

Well presented with scope to further enhance

Tardis like in proportions



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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### Situation and Amenities

Raskelf is a pretty village to the north of the market town of Easingwold. There is a range of amenities in the village which include a public house, restaurant, and a village hall with sporting facilities including active tennis/cricket clubs.

Primary and secondary schooling is available in Easingwold linked via a school bus service. Extensive shopping facilities and a weekly market are also available in Easingwold and it has recently been announced that a large supermarket will soon be constructed. The village is extremely accessible and is a short drive to both Easingwold and Boroughbridge.





### Description

A most deceptive red-bricked detached barn conversion positioned in a quiet backwater in the centre of Raskelf. Offering spacious, well maintained accommodation the home has been loved by the current owners due to its individuality, size and the delightful south-facing gardens. These, combined with the large workshop/garage, offer something really quite special for prospective purchasers. As you approach the property it's hard to envisage the size and quality of the accommodation. It exudes character the moment you enter and purchasers cannot help but be wowed by features such as the exposed beams and oak staircase.

With central heating and double glazing the property briefly comprises:-

To the Ground Floor

Entrance hall, cloakroom/wc/shower room, large sitting room, orangery, dining room, family room, farmhouse style dining kitchen.

To the First Floor

Delightful return oak staircase leading to landing and principal bedroom suite with Jack and Jill bathroom, guest bedroom with en suite shower room, two further bedrooms one currently used as an office.



### Externally

The property is approached down a driveway beside Upper Farm. It leads to the parking and huge detached garage/workshop. This brick and timber clad space is fantastic and currently has a ground floor workshop, kitchen area and wc. There is a first floor area accessed via a staircase to the rear and this is currently used for storage.

The building would lend itself for conversion (subject to necessary planning permissions and building regulations) to create an annexe or would be perfect for those wanting to work from home. The enclosed garden is an absolute delight. South-facing, this pristine area enjoys the sun most of the day and backs onto open countryside making it an idyllic space. The patio area to the rear of the sunroom is an excellent area for alfresco dining.

### Local Authority and Council Tax Band

North Yorkshire Council. Band F

### Services and other information

The property has mains electricity, water and sewerage and oil fired central heating system. The property benefits from underfloor heating to the ground floor and central heating to the first floor.

### Particulars and photographs

These particulars were written and photographs taken in June 2023.

### Viewings

By appointment only with GSC Grays 01423 590 500.

### What3Words

Widen, Blackmail, Persue

### Disclaimer Notice

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1. These particulars are a general guide only and do not form any part of any offer or contract.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.



TOTAL APPROX. FLOOR AREA 3864 SQ.FT. (358.9 SQ.M.)  
 EXCLUDING GARAGE & STORES 3451 SQ.FT. (320.6 SQ.M.)  
Whilst every effort has been made to ensure the accuracy of the floor plan 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given for their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	76
England & Wales	EU Directive 2002/91/EC	



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