



HUDSON
MOODY

The Arches , Towthorpe, Driffield YO25 3HD



Superbly situated within the Yorkshire Wolds, we offer a charming three bedroom stone barn conversion with private southerly facing lawned gardens.

A stunning barn conversions including many character features, exposed beams, trusses and stonework. Strongly recommended for inspection.

The Arches accommodation comprises: Utility -- Kitchen Diner -- Inner Hallway -- WC -- Living Room + Log Burner. A series of attractive arch windows span the full property width enjoying garden views. 1st Floor: 3 Double Bedrooms -- En-Suite Shower Room -- Airing Cupboard -- House Bathroom.

Outside a gravelled drive flanked by a distinctive white chalk and brick wall enter into a large courtyard which provides an extensive parking area leading up to an open arch garage. There are front and rear are lawned gardens enclosed by a combination of hedge and fenced boundaries.

In summary: a charming stone barn likely to appeal to a wide variety of buyers seeking countryside living.

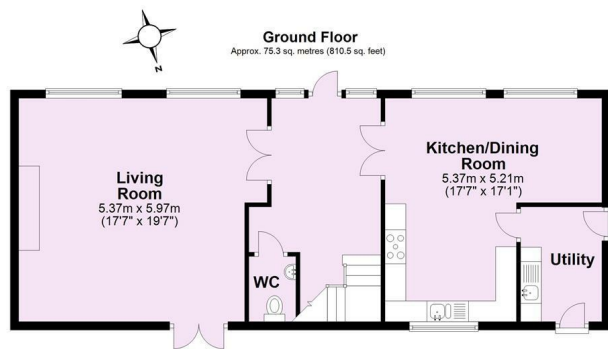


- Beautiful Stone Barn Conversion
- 3 Double Bedrooms
- Lovely Position within The Wolds
- Character Features
- Open Garage
- Southerly Facing Gardens
- Generous Gravelled Parking Areas
- No Onward Chain
- EPC: C
- Call Hudson Moody to View

Guide Price £495,000

Tenure: Freehold





For illustrative Purposes Only - not to scale
Plan produced using PlanItUp.



For illustrative Purposes Only - not to scale
Plan produced using PlanItUp.



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

**HUDSON
MOODY**

IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

16 York Street
Dunnington
YO19 5PN

01904 489906