



HUDSON  
MOODY

Millhouse Barn, Elvington Lane, Grimston, York YO19 5LD





**\*\*\* SEE VIDEO LINK\*\*\*A superb extended barn conversion, complimented by EXTENSIVE LAWNED GARDENS and DOUBLE GARAGING.**

An outstanding former corn barn; full of character including vaulted ceilings, exposed brickwork, some original ceiling beams and roof trusses. The property benefits from a large single storey extension which was completed in January 2022 and under floor heating to the ground floor. There is also planning permission in place for a Two storey rear extension and balcony to existing single storey rear extension.

Accommodation comprises: Bright and spacious Entrance Hall -- Family Room with bi-fold doors + garden views -- Boot Room -- Office -- Shower/Cloakroom -- Ground Floor Bedroom -- under stairs storage -- a superb 'Open Plan' Kitchen Diner/Living Room - the hub of the property providing excellent sociable space including bi-fold doors to the patio, log burning stove and breakfast Island with Oak tops -- Utility.

1st Floor: 3 Double Bedrooms all enjoying garden/countryside views -- contemporary En-Suite plus House Bathroom including a free standing bath and separate shower.

Outside: Approached via a twin set of wooden gates, entering into a stone driveway providing generous off road parking provision leading up to a detached double garage with twin electric doors. There is a lovely sized southwesterly facing lawned garden (approx 50m long x 17m wide) incorporating an extensive Indian stone paved patio, flanked by timber encased raised flower beds and conifer tree line. To the far end of the garden is a large summerhouse/games room erected in 2021. There is also a small front courtyard located off the kitchen.

In summary: a beautiful property likely to appeal to a wide range of buyers.

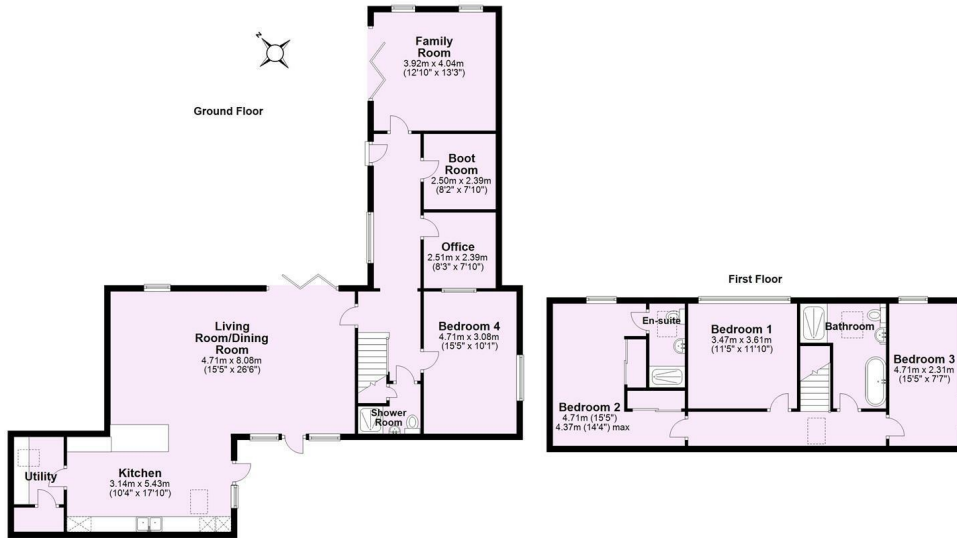




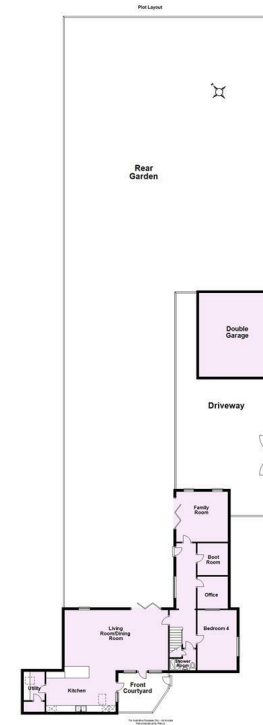
- 4 Bedroom Barn Conversion
- Stunning Open Plan Kitchen Diner Living Area
- Under Floor Heating. Part Vaulted Ceilings.
- House Bathroom + En-Suite + Ground Floor Shower Room
- Family Room. Office. Boot Room
- Large Westerly Facing Gardens
- Double Garage
- EPC: D
- Fulford School Catchment
- ~~Price £800,000~~ Planning Permission Granted for a Two Storey Extension

Tenure: Freehold





For Illustrative Purposes Only - not to scale  
Plan produced using PartUp



| 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 |           |    |
|   |                         | 59        | 68 |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |    |
|---|-------------------------|-----------|----|
|   | Current                 | Potential |    |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |    |
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#### IMPORTANT NOTICE

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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.
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