



BEALS LANE
YORK, YO41 4BU

£1,275,000
FREEHOLD

Don't miss out on this fantastic opportunity to view an expansive Barn Conversion. Call Monroe now to book your viewing of this superb new home!

MONROE

SELLERS OF THE FINEST HOMES

BEALS LANE

- Luxury Barn Conversion • Contemporary Throughout • Unique Home • Landscaped Gardens • Open Plan Bespoke Kitchen By Wolds Furniture • Six Fantastic Spacious Bedrooms • Four Bathrooms • Exposed Beams • Beautiful Views & Village Setting



Nestled in the picturesque village of Sutton upon Derwent, this exceptional barn conversion offers a perfect blend of rustic charm and contemporary luxury. Set amidst rolling countryside, this unique new home has been meticulously designed with high specifications throughout, boasting a seamless fusion of traditional architectural features and modern finishes.

Upon entering, you're greeted by an expansive open-plan living space with soaring ceilings and exposed timber beams, creating an airy and inviting atmosphere. The large floor-to-ceiling windows flood the space with natural light, offering stunning views of the surrounding landscape. A state-of-the-art kitchen by Wolds Furniture forms the heart of the home, featuring bespoke cabinetry, quartz countertops, and top-of-the-line integrated appliances.

The living area flows effortlessly into the dining space, perfect for entertaining, with bi-fold doors opening onto a private, landscaped garden – ideal for al fresco dining and relaxing. The property also benefits from a spacious mezzanine, which could serve as an additional lounge or office, overlooking the main living area.

The barn comprises multiple luxurious bedrooms, each with its own character and en-suite facilities. The master suite is a true retreat, complete with a walk-in wardrobe, a spa-like bathroom with a freestanding tub, and direct access to a secluded patio.

Additional features include underfloor heating, a smart home system, and energy-efficient solutions that ensure modern comfort while maintaining the building's historic integrity. The property also offers ample parking, a double garage, and easy access to local amenities, combining rural tranquillity with convenience.

This barn conversion in Sutton represents a rare opportunity to acquire a truly unique home, where every detail has been thoughtfully considered to provide an unparalleled living experience.

ENVIRONS

This unique development consists of four individually designed barn conversions situated in a tranquil, rural location just south of the village. Sutton on Derwent is a thriving village popular for its amenities, including the well-regarded St Vincent Arms public house, a post office, village hall, tennis club, and primary school. The neighbouring village of Elvington has a village shop and a doctor's surgery. The village is conveniently located near York and Howden railway stations, both of which provide mainline services to London Kings Cross. It is also easily accessible from the A64, providing direct routes to Leeds, the M1, A1M, as well as to the Yorkshire Wolds and coast. Howden, a nearby market town, offers rapid access to the M62 and M18. Both Queen

Margaret's and Pocklington schools are a 15-minute drive away, with further excellent schooling options available in the City of York.

Pocklington is 7 miles away, York is 9 miles away, Howden/M62 is 13 miles away, and Leeds is 32 miles away.

REASONS TO BUY

- Beautiful Barn Conversion
- Spacious & Light
- Expansive Open Plan Bespoke Kitchen by Wolds Furniture
- Countryside Views
- Private & Peaceful
- Village Location

SERVICES

We are advised that the property has mains water, electricity, gas, and drainage.

LOCAL AUTHORITY

East Riding of Yorkshire

TENURE

We are advised that the property is freehold and that

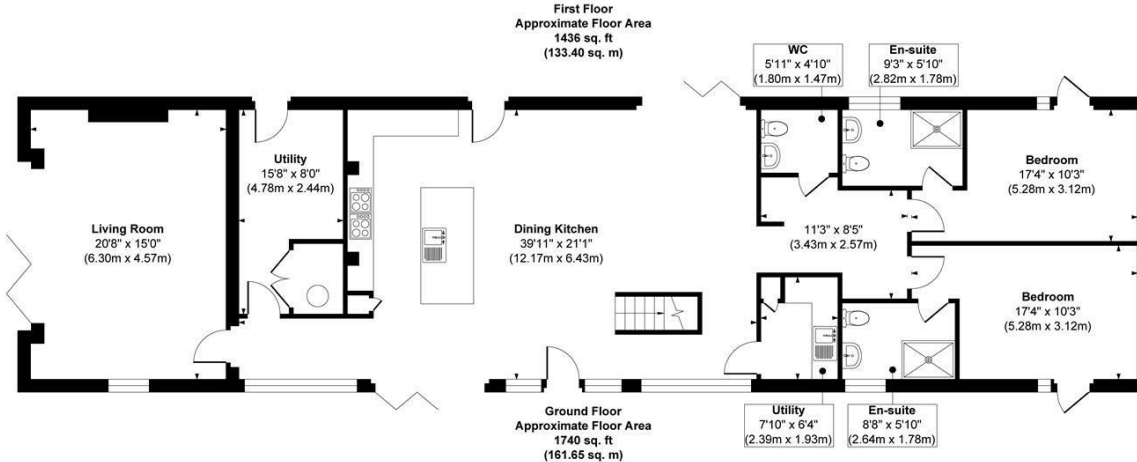
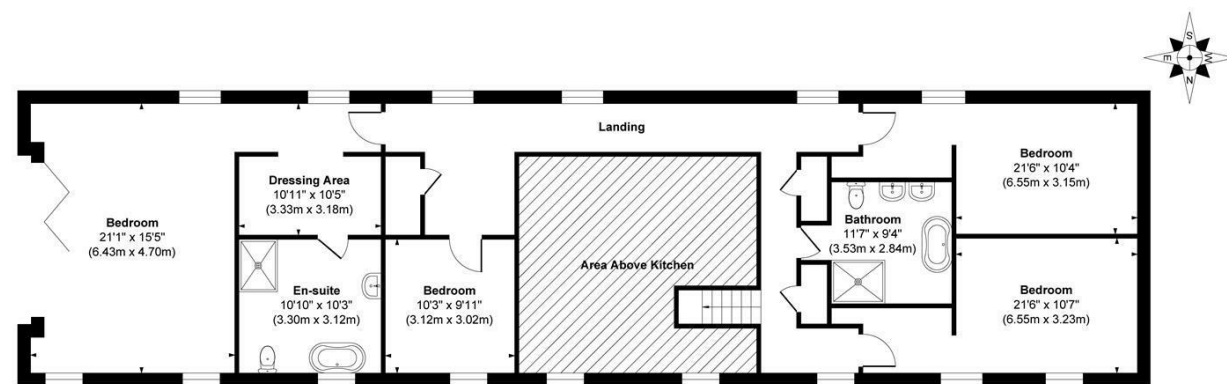
vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

BEALS LANE





Approx. Gross Internal Floor Area 3176 sq. ft / 295.05 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Copyright © Zenith Creations.



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Land & New Homes
1-3 The Avenue
Alwoodley
Leeds
West Yorkshire
LS17 7BD

0113 350 1444
landandnewhomes@monroeestateagents.cc
www.monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES