



**CHESTNUT BARN, BUTT LANE, WOLD NEWTON**  
£715,000

**Carter Jonas**



# CHESTNUT BARN, BUTT LANE, YO25 3YE

Chestnut Barn is a stunning five bedroomed barn conversion, located in the picturesque Village of Wold Newton.

This substantial property provides expansive living spaces across the ground floor; the highlight being the open plan living/kitchen space that forms the heart of this home. The kitchen itself boasts an array of integrated NEFF appliances, breakfast bar and bi-folding doors that lead out into the beautiful Japanese garden.

To the first floor are four double bedrooms; two offering ensuite facilities, whilst the other two share the family bathroom.

The property sits on a generous plot, with a well-stocked rear garden and unusually large front garden, that leads to the drive and double garage.

Wold Newton is a sought-after Yorkshire Wolds village, in the East Riding of Yorkshire. It is situated just 9 miles from both Scarborough and Bridlington.

The property is offered with no forward chain and will appeal to the family who wants luxury living, away from the noise and chaos of it all.

Freehold Property  
EPC: D  
Council Tax - G  
Broadband speed - measured at 70 Mbps

STUNNING BARN CONVERSION SET AWAY FROM THE ROAD IN THE PICTURESQUE VILLAGE OF WOLD NEWTON.



TENURE Freehold

LOCAL AUTHORITY East Riding of Yorkshire

EPC BAND D





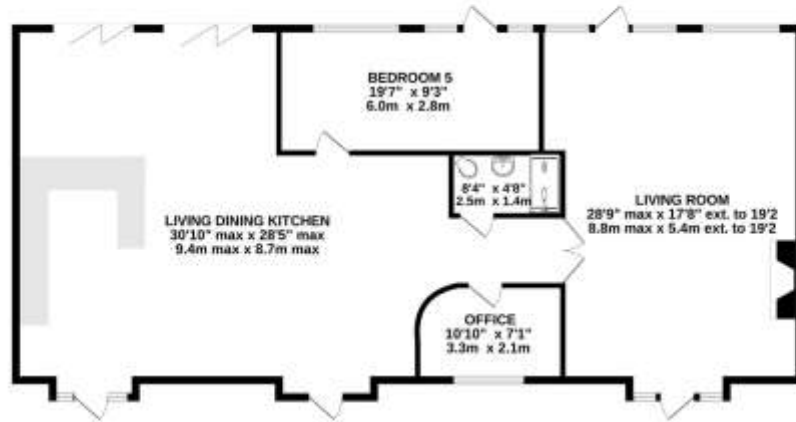
Classification L2 - Business Data



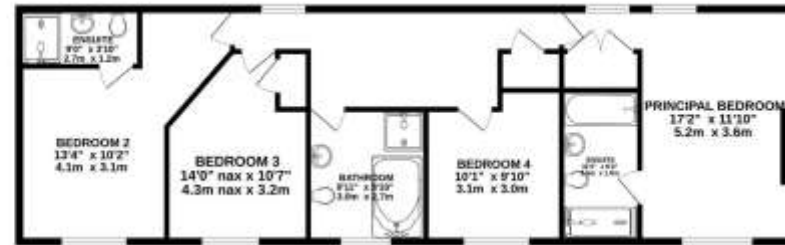


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GROUND FLOOR  
1548 sq.ft. (143.8 sq.m.) approx.

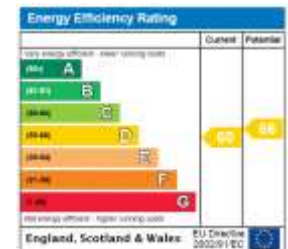


1ST FLOOR  
1003 sq.ft. (93.2 sq.m.) approx.



TOTAL FLOOR AREA : 2551 sq.ft. (237.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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