



**CRAVEN COURT, HELPERBY, YO61**  
£850,000

**Carter Jonas**



# CRAVEN COURT, HELPERBY, YO61

An exceptional and unique five bedroom contemporary barn conversion situated in an idyllic setting in this picturesque village to the north of York.

Enjoying a semi-rural position just off Back Lane, this highly individual house is a spectacular conversion of a former agricultural barn with stunning larch cladding on the first floor complimenting the brickwork below.

This distinctive home offers accommodation suited to modern lifestyles and open plan living featuring a large kitchen/dining room with bifold doors opening onto the rear garden.

Continuing to take full advantage of the light, the adjoining living room has large picture windows at either side of the log burner in addition to another wall of bifold doors leading to the York stone patio and garden beyond.

The property offers approximately 2000 sq ft of exceptional living accommodation on the ground floor with four of the five bedrooms situated on this level, one with an en-suite shower room, in addition to a house bathroom. Oak flooring is fitted in the main living areas with a ground source heat pump supplying underfloor heating to the ground floor of the home.

The spectacular full height glass entrance ensures the property is filled with light and showcases a beautiful hallway. On the first-floor is the principal bedroom with ensuite shower room. A further 1900 sq ft of space is boarded out for new owners to utilise. Its use as habitable space may be subject to planning.

## AN EXCEPTIONAL AND UNIQUE FIVE BEDROOM CONTEMPORARY BARN CONVERSION SITUATED IN AN IDYLIC SETTING IN THIS PICTURESQUE VILLAGE TO THE NORTH OF YORK.



**TENURE** Freehold

**LOCAL AUTHORITY** North Yorkshire

**EPC BAND** B

**COUNCIL TAX BAND** G



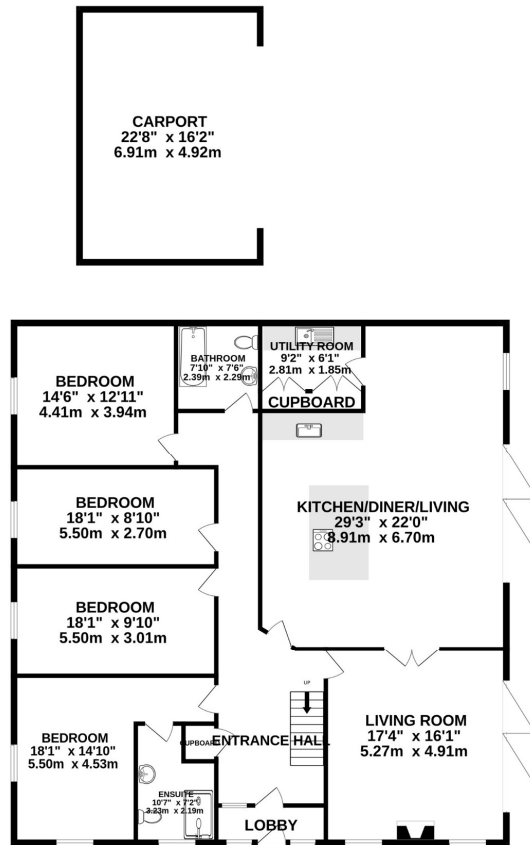




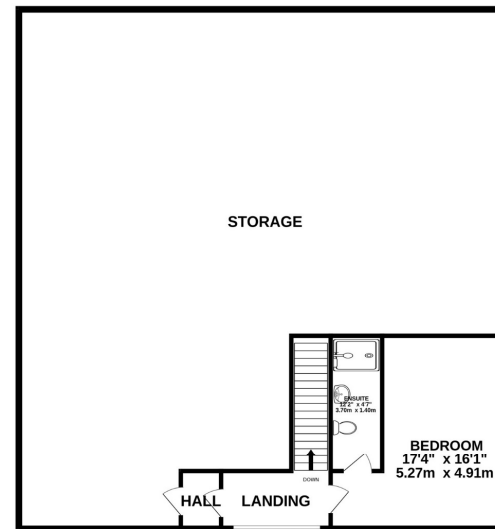




GROUND FLOOR  
2405 sq.ft. (223.4 sq.m.) approx.



1ST FLOOR  
2045 sq.ft. (189.9 sq.m.) approx.



TOTAL FLOOR AREA: 4449 sq.ft. (413.4 sq.m.) approx.

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