



WINNOW BARN
Rainton, Near Ripon

Carter Jonas

WINNOW BARN, BACK LANE, RAINTON, YO7 3QB

Ripon – 5 miles
Thirsk – 8 miles
Harrogate – 16 miles
York – 25 miles

Central reception hall · Cloakroom · Sitting room
Family room · Living kitchen · Utility room · Galleried landing · Principal bedroom with an en suite shower room · Guest bedroom with an en suite bathroom
Three additional bedrooms · House bathroom · Double carport · Additional secure storage · Ample parking on drive · Large west facing lawned garden · Newly converted with 10 year structural warranty

The small village of Rainton offers a range of amenities including a public house, a community run playground, a village hall and a cricket club. There are nearby schools including Queen Mary's and Cundall Manor, plus local village primary schools (Topcliffe CE Primary Academy and Dishforth CE Primary School) and Thirsk School and Sixth Form College. The village is conveniently located within easy access of the A1(M), A19 and A168, providing excellent links for the commuter. Mainline railway stations in Thirsk and Northallerton provide direct links to London's Kings Cross as well as frequent services to Leeds and York.

Winnow Barn is a superb newly converted barn which is now ready for occupation. The barn has been converted to the highest of standards and is ideal for everyday family living. It forms part of the former farmyard buildings of Grange Farm, situated within the heart of the village and has a large west facing lawned garden, being a safe and secure playing area for children.

The well presented accommodation is arranged over two floors and extends to approximately 2,766 sqft (257 sqm) of living space. On the ground floor is a central reception hall, cloakroom, sitting room, family room and a superb everyday family kitchen with a bespoke range of units by Chapel Kitchens in Nun Monkton and a full range of integrated appliances.

A SUPERB OPPORTUNITY TO PURCHASE THIS NEWLY CONVERTED BARN, DEVELOPED TO THE HIGHEST OF STANDARDS THROUGHOUT, PROVIDING EXCELLENT 5 BEDROOM FAMILY ACCOMMODATION AND OCCUPYING A LOVELY SETTING IN THE HEART OF THIS TRADITIONAL AND CONVENIENTLY LOCATED VILLAGE, BETWEEN RIPON AND THIRSK AND WITHIN EASY ACCESS OF THE A1(M), A19 AND A168.



On the first floor is a galleried landing, five bedrooms in total, two of which have en suite facilities, together with a separate house bathroom.

Outside, there is a double carport, separate secure store and generous lawned gardens which lie to both the front and side of the property.

ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

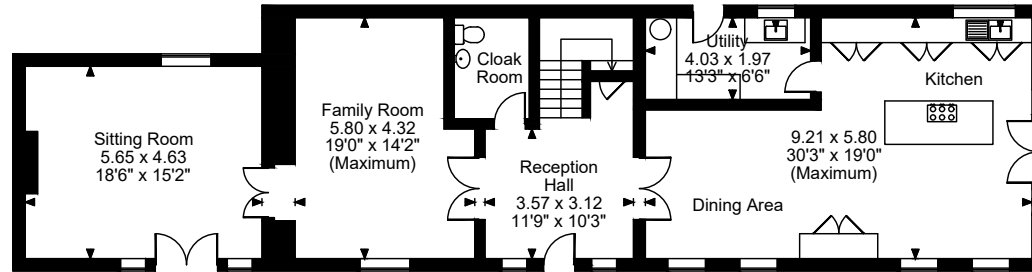
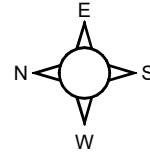
Services: We are advised that mains electricity, water and drainage are installed. Air source heating is installed with underfloor heating throughout the ground floor and traditional radiators on the first floor. An electric car charging point is installed.

Viewings: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

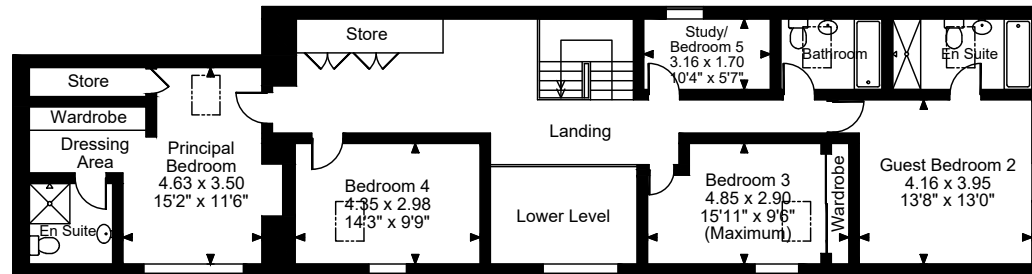
Directions - YO7 3QB: From Ripon proceed on the A61 towards the A1(M). After just over 2 miles take a right turn signposted to Rainton. Take the next right and proceed over the bridge. At the junction turn right and follow this road into the village. Go past a few houses on the left and then turn left into Back Lane. Continue along Back Lane for about 0.15 of a mile and turn right. Winnow Barn is the property facing you at the end of the lane.



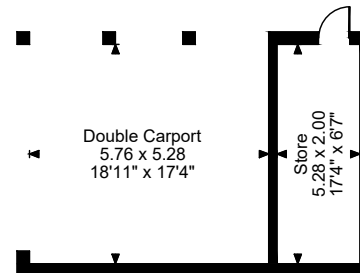
Winnow Barn, Rainton
Approximate Gross Internal Area
Main House = 2766 Sq Ft/257 Sq M
Double Carport = 327 sq ft / 30 sq m
Store = 114 sq ft / 11 sq m
Total = 3207 Sq Ft/298 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | 81 | 84 |
| (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 | |

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