



**THE GRANARY, GRASSDALE BARNS, BRIGHTON**  
Offers Over £600,000

**Carter Jonas**

# THE GRANARY, GRASSDALE BARN, YO8 6DH

The Granary is a Victorian barn which has been converted into a dwelling in approximately 2003 and in the last 24 months the property has undergone a significant programme of refurbishment including a complete redecoration and all house windows have been replaced and upgraded to A-rated flush-sash double-glazed units in anthracite grey.

The property perfectly blends period and contemporary features creating an impressive family home which offers a selection of well-balanced reception rooms perfect for modern family life. The kitchen is particularly impressive by German brand Schuller and was installed approximately 12 months ago by York luxury kitchen designers Studio 35, comprising shaker-style wood-effect cabinet doors coated with a UV resistant lacquer, in-built NEFF appliances (dishwasher, oven and combination oven/microwave), BORA downdraft induction hob, Dekton (R) counter-tops and breakfast island, along with quality soft close doors, pull-out pantry and pan storage.

The first floor offers 4 bedrooms in total with 2 benefitting from ensembles which are in addition to the family bathroom. On the ground floor there is an additional bedroom and study perfect for those who work from home.

The garden has been recently landscaped by a very reputable long-standing business. This was done to a design by a qualified Garden Designer, including a Planting Plan with the addition of over 200 plants. The property benefits from a large patio, consisting of outdoor wood-effect porcelain tiles, with multiple seating areas ideal for outdoor entertainment. Off road parking is provided for 3 cars.

Brighton is a peaceful rural village, conveniently situated approximately fifteen miles from York with excellent access to the M62, M18 and M1 motorway network. York mainline railway station has regular services to London Kings Cross, Leeds, York and Hull.

The village of Bubwith is closest with a convenience store, post office, primary school and sports and leisure centre, as well as the renowned delicatessen, the Jug & Bottle. There are two golf clubs nearby, in particular; The Oaks Golf Club and luxury spa is about two and a half miles away.

**TENURE** Freehold

**EPC BAND** F

## A 5 BEDROOM BARN CONVERSION OFFERING STYLISH ACCOMMODATION AND SITUATED IN THE POPULAR VILLAGE OF BRIGHTON.



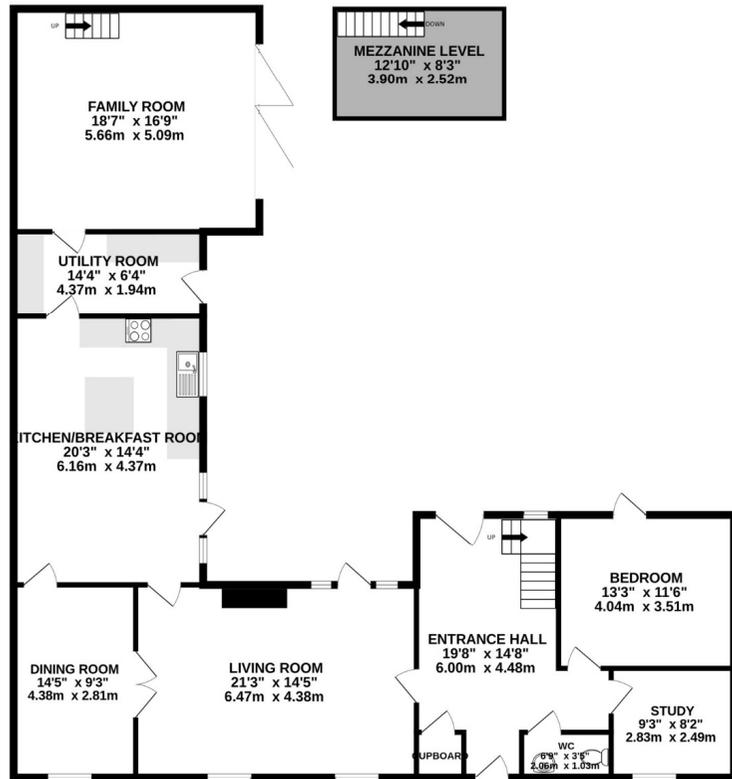


Classification L2 - Business Data

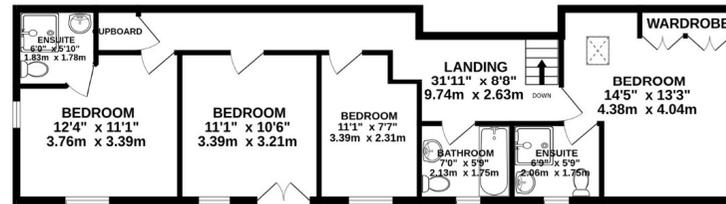


Classification L2 - Business Data

GROUND FLOOR  
1594 sq.ft. (148.1 sq.m.) approx.

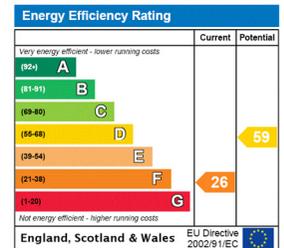


1ST FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 2570sq.ft. (238.8 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.  
Made with Metropix ©2023



York 01904 558200

york@carterjonas.co.uk  
82 Micklegate, York, YO1 6LF

carterjonas.co.uk  
Offices throughout the UK

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

Classification L2 - Business Data