CLUBLEYS

The Old Barn, Westgate, North Newbald, YO43 4SN
Offers Over £575,000







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ABOUT THE PROPERTY

Spectacular stone barn conversion with vaulted living spaces, extensive garaging and highly flexible accommodation, set within a sought-after village setting. Blending original character with contemporary finishes, the property centres around an impressive open-plan kitchen, dining and living space with exposed stonework, vaulted ceilings, integrated appliances and a large central island designed for modern everyday living.

The layout offers excellent versatility, including a separate family room, generous adjoining store with future potential, ground floor WC and practical rear entrance. A striking vaulted first-floor lounge with log-burning stove creates a superb additional living and entertaining space, while three well-proportioned bedrooms include a main bedroom suite with dressing room and contemporary four-piece en-suite, alongside a second en-suite bedroom.

Externally, the property benefits from gated parking, a double garage, private low-maintenance gardens and a substantial stone outbuilding ideal for workshop, studio, gym or hobby space.

A distinctive home combining character, scale and flexibility in a well-connected village location.

Tenure: Freehold. East Riding of Yorkshire Council BAND: F



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Estate Agents | Lettings Agents | Chartered Surveyors

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THE ACCOMMODATION COMPRISES

ENTRANCE HALL
A beautiful solid timber front entrance door opens into a space featuring exposed stone walls and original timber beams. The area is finished with stylish herringbone luxury vinyl tiled flooring, a radiator, and stairs leading to the first floor.

REAR PORCH
Entrance door, luxury vinyl tiled flooring.

WC
A two-piece white suite comprising a low-flush WC and a wash hand basin, complemented by luxury vinyl tiled flooring and a chrome heated towel rail.

SITTING ROOM/FAMILY ROOM
5.51m x 4.60m (18'0" x 15'1")
Radiator.

OPEN PLAN KITCHEN/LIVING/DINING
7.89m x 5.40m (25'10" x 17'8")
Beautifully fitted with a range of wall and base units topped with quartz work surfaces, incorporating a ceramic sink unit, double oven, integrated fridge freezer, and integrated dishwasher and a drinks fridge. A central island unit features an induction hob with an extractor hood over, drawers beneath, and a breakfast bar. Additional features include under-unit lighting, plinth lighting, recessed ceiling lights, a TV aerial point, two radiators, and luxury vinyl tiled flooring.

STORE
5.42m x 5.35m (17'9" x 17'6")
Accessed from the kitchen, this generous space benefits from plumbing for an automatic washing machine and a hot water cylinder. Offering excellent versatility, it provides a fantastic opportunity to be used as an additional living area, such as a utility room, home office, snug, playroom, or hobby space.

FIRST FLOOR ACCOMMODATION

LOUNGE
6.64m x 5.37m (21'9" x 17'7")
A stunning vaulted upstairs lounge with exposed stone and brickwork, original timber beams, log burning stove, radiator and TV aerial point.

LANDING
Radiator, recessed ceiling light.

BEDROOM 1
5.43m x 5.20m (17'9" x 17'0")
The room features a radiator, recessed ceiling lights, a walk-in wardrobe (formerly an en-suite), and access to the roof space.

EN-SUITE BATHROOM
A four-piece white suite comprising a panelled bath with mixer tap and shower attachment, a walk-in shower cubicle with a waterfall shower, a low-flush WC, and a wash hand basin set in a vanity unit. The room also features a chrome heated towel rail, recessed ceiling lights, a tiled floor, and part-tiled walls with niche shelving.

BEDROOM 2
4.66m x 4.46m (15'3" x 14'7")
Radiator, fitted wardrobe, access to roof space.

EN-SUITE
A three-piece white suite comprising a step-in shower cubicle, a low-flush WC, and a wash hand basin set in a vanity unit. The room also features a tiled floor, part-tiled walls, a heated towel rail, and recessed ceiling lights.

BEDROOM 3
4.40m x 3.54m (14'5" x 11'7")
Recessed ceiling lights.

OUTSIDE
Outside, the property continues to impress with a gated driveway providing ample off-road parking and a lawned garden offering a pleasant outdoor space. A double garage adds further practicality, while a charming stone outbuilding provides versatile accommodation with excellent renovation potential, ideal for a variety of uses subject to the necessary consents.

DOUBLE GARAGE
9.89m x 8.25m (32'5" x 27'0")
Electric roller door, power and light. Separate low flush WC and wash hand basin.

BARN/WORKSHOP
A charming stone barn offering versatile space and excellent potential, in need of renovation.

Workshop/Store: 8.71m × 2.49m
Store 1: 4.11m × 2.97m
Store 2: 4.19m × 2.66m
Mezzanine: 5.90m × 3.50m

ADDITIONAL INFORMATION

SERVICES
Mains water, oil, electricity and drainage.

APPLIANCES
No appliances have been tested by the agent.

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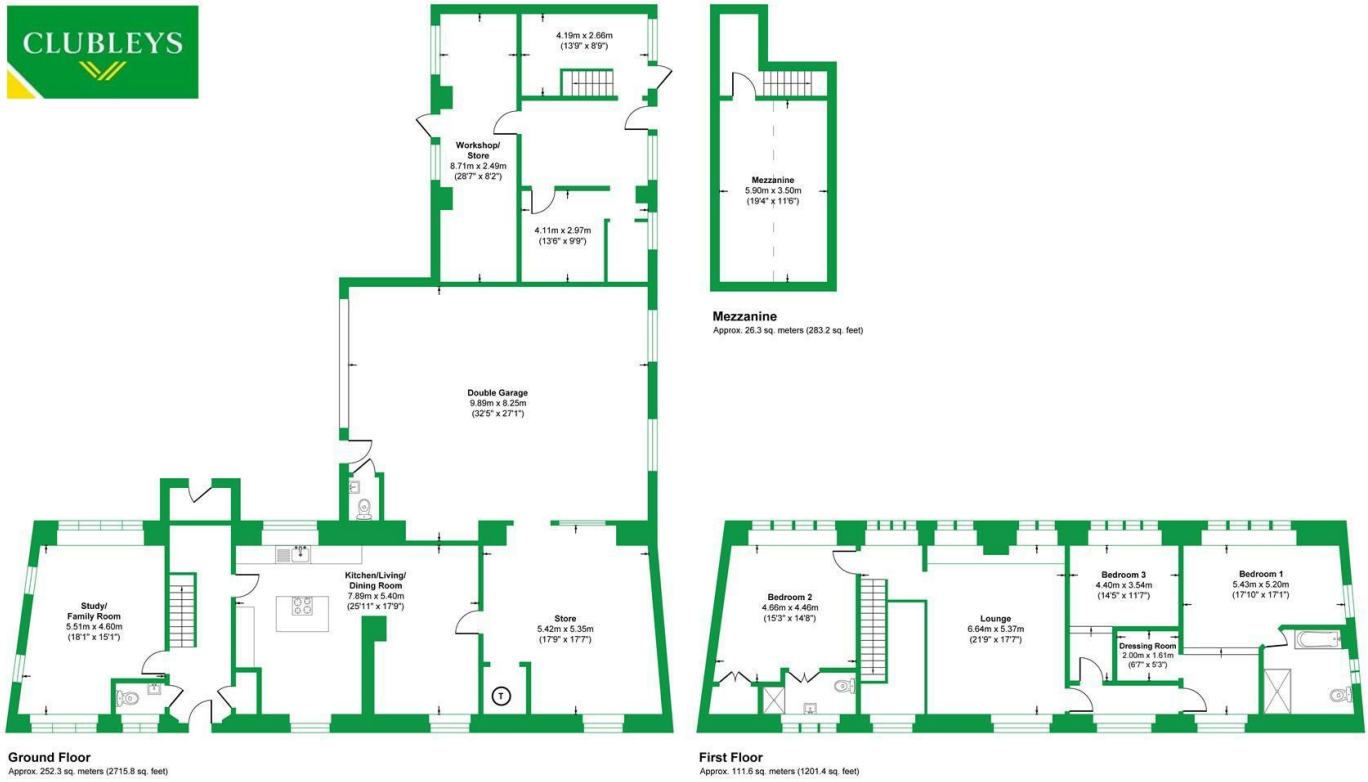







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Building area: approx. 390.2 sq. meters (4200.4 sq. feet)

The plan is for illustrative purposes only.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

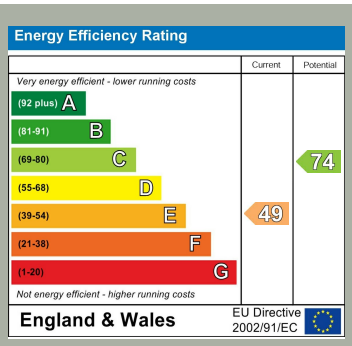
AML Obligations

By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

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AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.