



## The Cart Shed, Thorpe Hall Farm, Dam Lane, Thorpe Willoughby, Selby

UNEXPECTEDLY RE MARKETING. Situated on a small development standing in an appealing rural setting, with delightful open views across neighbouring countryside.

**Asking Price £695,000**

**Council Tax: E**





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## DESCRIPTION

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Situated on a small development standing in an appealing rural setting, with delightful open views across neighbouring countryside. The property offers deceptively spacious accommodation finished to a particularly high standard of specification set within approximately two acres with garden that could possibly be used for equestrian use and parking. This impressive, beautiful barn conversion is situated within the popular village of Thorpe Willoughby and must be viewed to appreciate the quality of the accommodation on offer. The property benefits from a gas central heating system and double glazing and briefly comprises a stunning open plan bespoke kitchen with appliances, diner, lounge (32'4" x 20"), bedroom one with en-suite, two further bedrooms and a bathroom. A driveway leads to a gravel area with ample parking, outside kitchen enjoying an open aspect.

### LOCATION

Thorpe Willoughby is a popular village which lies to the west of Selby. The village hosts a range of amenities including a primary school, public house, village shop, doctors surgery and easy access to road networks and commuter routes, including A19, M62 and A63. York approximately 13 miles, approximately 15 miles east of Leeds and Selby approximately 2 miles.

### DIRECTIONS

From Selby take the A1238 Leeds Road in the direction of Leeds. Continue along this road until reaching the village of Thorpe Willoughby, take the right hand turn onto Dam Lane where the property is located on the left hand side.

### Material Information - Selby

Tenure Type; Freehold.  
Council Tax Banding; E.



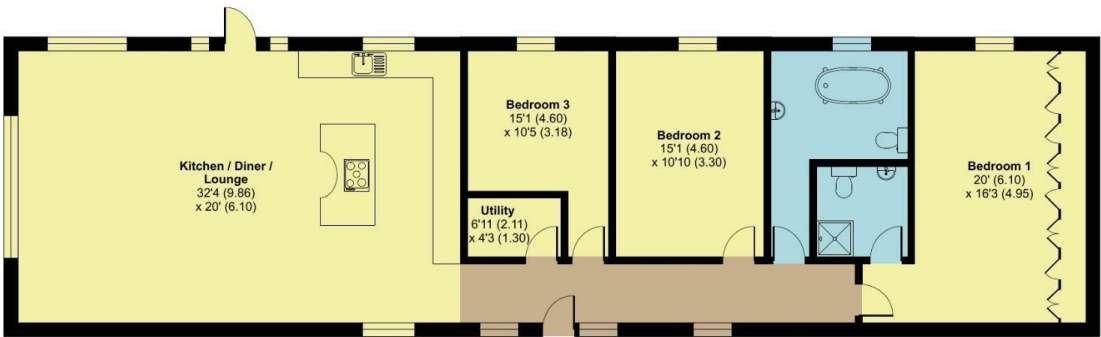






The Cart Shed, Thorpe Hall Farm, Dam Lane, Thorpe Willoughby, Selby, YO8

Approximate Area = 1560 sq ft / 144.9 sq m  
For identification only - Not to scale

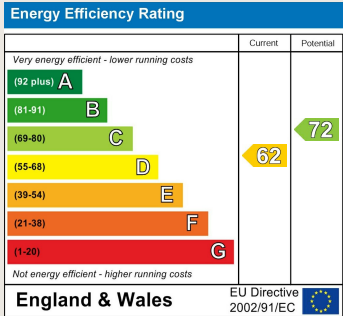


GROUND FLOOR  
APPROX FLOOR  
AREA 144.9 SQ M  
(1560 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nldhecom 2022. Produced for Hunters Property Group. REF: 959678

ENERGY PERFORMANCE  
CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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