



WISHART
ESTATE AGENTS

The Old Byre
2 Holly Close
Acaster Malbis
York

£1,250,000

- Detached Multi-Barn Conversion
- Five Bedrooms, Four Bathrooms
- Five Reception Rooms
- Kitchen & Prep Room
- Utility and Second Kitchen
- Options for Multi-Family Living
- Enchanting River Views
- Large Garage & External Cooking Hut



Tucked back from the Main Street, in Holly Close, the property is approached via a shared driveway which runs alongside a lawned area planted with mature trees including stunning Silver Birch.

Along with the lawn, is an area of additional parking, private to The Old Byre, providing space for numerous vehicles upon the approach to the main driveway, located front of the garage. The garage is fitted with power, light and an electric up-and-over door. Despite these mod-cons, internally the garage is instantly recognisable as the period cattle shed it once was, the historical bricks and high barn windows teeming with character and history in even this, the most utilitarian of spaces upon the property.

A red brick pathway to the front door is a wonderful contrast to the green, lawned frontage. Windows either side of a composite door flood the entrance hall with

natural light. The Travertine flooring is both stylish and practical in this area of the home. What is believed to be an original oak beam adds character and a further glimpse into the origins of the building.

Located to the front of the property, the lounge benefits from a bay window providing views across the front lawn. The main focal point of the room, a log burning stove, is set within a full height exposed brick chimney breast. Wall lights add to the cosy ambiance.

Glazed, double doors and a window on the half landing allow natural light to flow into the inner hallway. There is a staircase to central section of the first floor, fitted with a modern beech and glass banister. The understairs cupboard provides a useful storage space.

A second reception room looks out over the rear garden, it is used by the current vendors as a music room but could lend itself well to numerous purposes. Decorated in a delicate sage green, this room has very tranquil feeling.

The kitchen has been fitted with a stylish Neptune Chichester Kitchen, complete with white base and wall units, including an island with six drawers, marble worktops and a breakfast bar with Hurricane lighting above. Integral appliances include an electric oven, halogen hob with extractor above, a fridge freezer and a dishwasher. A Belfast sink with Perrin and Rowe instant hot water tap sits beneath the window. Engineered Oak flooring runs throughout. Opening directly into a dining seating area which is nestled between the front and rear barns. Wonderfully light with a vaulted ceiling, Velux windows and double doors to the rear garden. This area of the home also boasts a log burning stove and adjoins

the original and contemporary sections of the property into the substantial home we see today.

The prep room, a practical extension leading off the kitchen, is fitted with a range of white base and wall units, a stainless-steel sink and contrasting worktops.

Heading back to the main entrance hall, the luxurious family bathroom is generous in size, offers a freestanding Lefroy Brooks rolltop bath with shower over, a pedestal sink and low-level WC. The walls are partially tiled in Italian Travertine and there are contrasting timber-effect floor tiles complete with under floor heating.

Along the hallway are two double bedrooms, the first has a feature wall, space for wardrobes and views across the rear garden to the river. The second, to the front elevation, is partially panelled and has exposed

beams, a nod to its history as part of the original barn. The principal suite boasts two windows to the front, overlooking the drive with views towards the village church. This generous room has a feature wall, fitted wardrobes and a dressing table in pale grey. The ensuite offers a double shower, sink, vanity unit and a low WC. A frosted window allows for light and ventilation and the tiled floor benefits from underfloor heating.

Returning to the inner hallway, a staircase with feature wallpaper leads up to an open plan study. Within the open plan eaves space, built-in shelving is a useful addition. Two Velux windows offer plenty of natural light. A shelved storage cupboard ideal for linen also houses the gas fired central heating boiler and access to the loft space.

Stepping up into bedroom four, a good size double room with Velux windows and exposed beams. This room has its own ensuite bathroom comprising a white three-piece suite with shower over the bath, a sink and low-level W.C. The tiles are edged with an art deco style trimming and the Mackintosh roses freeze is in keeping. The eaves storage opens to a substantial loft which has further extension possibility for this area of the home.

Returning to the ground floor accommodation, The Grain Barn is accessed from the kitchen dining room, via a hallway with feature wall and a frosted window.

This area of the home is served by its own ground floor shower room, with an electric shower, sink and WC, half panelled walls, tiled flooring, and a frosted window. This room also benefits from under floor heating.







A second fully equipped kitchen/utility room is fitted with a range of white base and wall units with contrasting worktops. Integral appliances include an electric oven and hob with extractor above and space is provided for a free-standing washing machine and tumble dryer. A sink sits below the window overlooking the rear garden with a barn style, composite door giving access. A large understairs cupboard provides additional storage. This rear accommodation is not immediately connected to the main drains. It has a holding tank for wastewater which is automatically pumped up to the main drain when required.

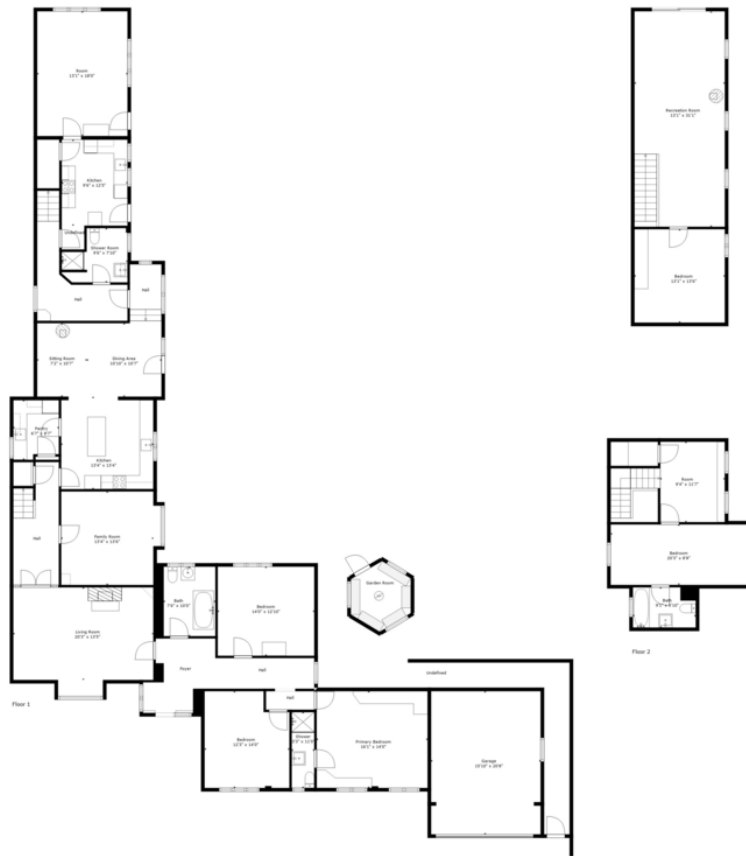
Beyond the kitchen, originally designed as an integrated shed but now converted to a large studio reception room enjoying dual aspect views over the rear garden and river beyond. Two large windows make this wonderfully light room featuring Welsh slate tile flooring and a barn style door. Combined with the kitchen, one can easily

imagine a renovation of this area to provide the home with a very large main kitchen/dining/seating area here, as an alternative to the current kitchen, if required.

Back into the hallway, a staircase leads to the first floor living accommodation. This huge room, with a vaulted ceiling, has ample space for a cosy seating area in front of the log burning stove with a dining space beyond. Patio doors lead out onto a first-floor balcony fitted with glass banisters so as not to intrude on the spectacular views across the river. To the rear of this room, further accommodation in the form of an adjoining bedroom which is light, airy and in keeping with the living/dining accommodation.

The side and rear gardens are beautifully manicured, strategically planted with mature hedges, shrubs and trees. There are various patio seating areas which follow the sun around the garden. The barbeque hut is sure to

delight guests for an al fresco dining experience. The red brick set paving continues to the terraced area which provide numerous seating and al fresco dining areas. The first-floor balcony also forms a covered patio area to the rear, ideal to enjoy a drink on summer evenings. The rear lawn, as with many properties alongside the river edge of Mill Lane, is strategically designed for pooling of water when the river levels are at their highest. Beyond the rear boundary is a riverside path. In years gone by, when barges arrived, the barges used the pathway, known as "Cobblers Trod" when they visited the Ship Inn.



TOTAL: 3516 sq. ft
 FLOOR 1: 2596 sq. ft, FLOOR 2: 920 sq. ft
 EXCLUDED AREAS: GARAGE: 327 sq. ft, UNDEFINED: 317 sq. ft, LOW CEILING: 120 sq. ft,
 EMBEDDED WINDOW: 26 sq. ft

Measurements Are Calculated By Cubicasa Technologov. Deemed Highiv Reliable But Not Guaranteed.

COUNCIL TAX BAND

Tax band G

TENURE

Freehold

LOCAL AUTHORITY

York City Council

DIRECTIONS

From Temple Lane, Copmanthorpe entering Acaster Malbis, continue straight ahead at the crossroads onto Cowper Lane. Follow the road along until it merges onto Moor End. Take your first left onto Mill Lane. Continue along Mill Lane and Holly Close can be found on the left-hand side, around halfway along.

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

