



Ailred Barn, Cold Kirby, Thirsk, North Yorkshire, YO7 2HL

A period barn conversion providing recently improved accommodation and set within private gardens in this convenient and peaceful rural village positioned on the edge of the North York Moors National Park, between Thirsk & Helmsley.



Ailred Barn, Cold Kirby, Thirsk, North Yorkshire, YO7 2HL

Helmsley 7.5 miles, Thirsk 8 miles, York 28 miles (all distances approximate)

Guide Price: £450,000

- Charming period barn conversion
- Recently improved accommodation
- Convenient and peaceful rural village location
- Positioned within the North York Moors National Park
- Good sized gardens adjoining open fields



General remarks

THE PROPERTY

Ailred Barn is an attractive stone-built period barn conversion that was created from a range of traditional farm buildings in 1995 when it was converted to create this charming home which includes a number of character features including polished floors, stone fireplace with a wood burning stove, exposed beams and trusses and some stonework and traditional style wooden panel doors.

The property is approached through a reception hall which has a shower room with WC off and leads to the sitting room with feature stone fireplace and large windows looking to the front. There is a large living kitchen in excess of 20' long which includes a sitting dining and kitchen area with an Aga. The utility room leads to the terraced seating area and there is a separate pantry. To the first floor, the galleried landing gives access to the two double bedrooms and house bathroom.

OUTSIDE

The property is approached over a shared private drive leading to the parking area for the property. To the front of the house there is a private terraced seating /BBQ area with well stocked mature beds which lead to the side where there is a further patio and lawned area. To the rear, there is a vegetable garden which in turn leads to two good sized lawned gardens bounded with stone walls and tall hedges and views across the North York Moors.

LOCATION

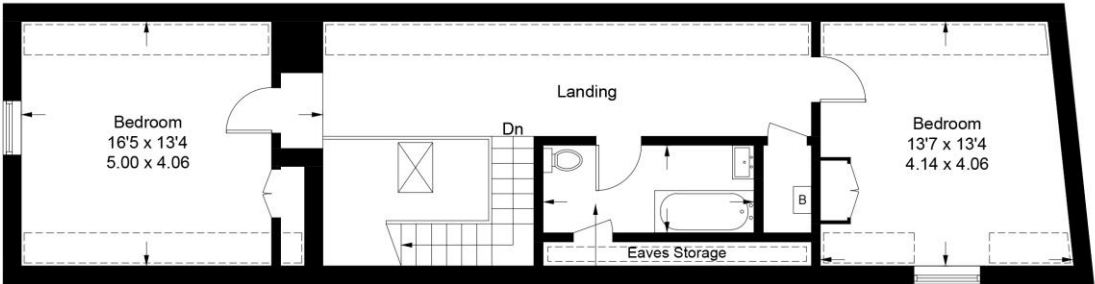
Cold Kirby is a small rural village located in the North York Moors National Park close to Sutton Bank. It provides quick access to the market towns of both Hemsley and Thirsk which each offers a range of shops, cafes, hotels, public houses and other daily amenities. It is surrounded by spectacular countryside which includes some wonderful walks with the Cleveland Way passing through the village. For the commuter, there is quick access to the A19 at Thirsk offering links to the national motorway network and there are direct rail links from Thirsk to York and London.

Ailred Barn, Mount Pleasant Farm, Cold Kirby, YO7 2HL

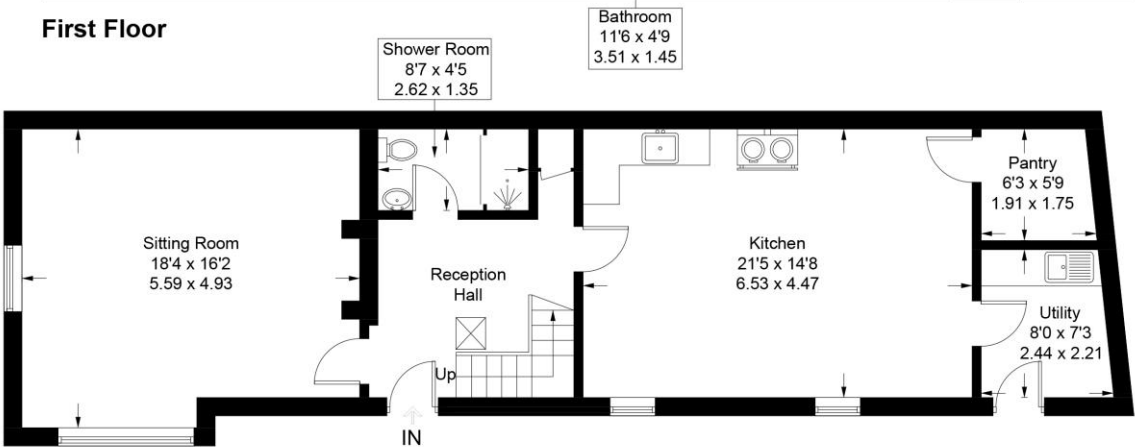
Approximate Gross Internal Area
Ground Floor = 874 sq ft / 81.2 sq m
First Floor = 751 sq ft / 69.8 sq m
Total = 1625 sq ft / 151.0 sq m
(Including Eaves Storage)



 = Reduced headroom below 1.5m / 5'0



First Floor



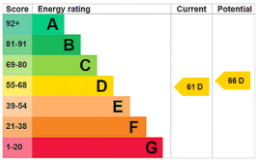
Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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Contact us



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Directions

Postcode: YO7 2HL

What3Words: /// bongo.beak.emptyed

Local Authority & Council Tax Band

- North York Moors National Park – 01439 772700
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold
- Mains water and electric. LPG central heating and shared private drainage system
- Private parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Lister Haigh Ref: LHH260063