

The Granary, Hillam, Leeds





A stunning **bespoke stone-built barn conversion** with adjoining paddock, detached garage and views over open countryside.

Summary of accommodation

Ground floor: Entrance porch | Sitting room | Central hall | Cloaks | Study | Large open plan kitchen/dining/family room | Utility room | Family room

First floor: Galleried landing | Principal bedroom suite with dressing room and en suite shower room | Three further double bedrooms | Family bathroom

Distances

Wetherby 16 miles, Leeds 19 miles, Harrogate 25 miles, York 26 miles

(All distances are approximate)



Knight Frank Yorkshire
Oakwood Business Centre
Fountains Road, Bishop Thornton
Harrogate, HG3 3BF
knightfrank.co.uk

Melissa Lines
01904 948451
melissa.lines@knightfrank.com



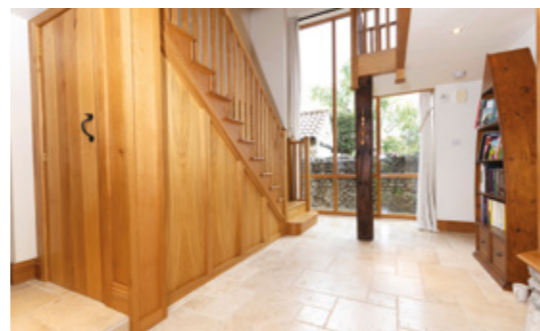
Situation

The Granary is a beautifully presented stone-built barn conversion that offers the perfect blend of modern living with character-period features set in large gardens. The property is discreetly set back from the road, creating a high degree of privacy while retaining a convenient village location in the conservation area of Hillam.

The village of Hillam is conveniently located just 2 miles east of the A1(M) and just 4 miles north of the M62, making this an ideal location for the commuter. There are regular rail services to York and Leeds from South Milford and Sherburn, around 2 miles away. There are private transport facilities to Leeds Grammar School and Silcoates School in Wakefield.

The property

A beautiful stone entrance porch with an oak door opens into the spacious sitting room with full height roof with exposed roof timbers and a large picture window overlooking the gardens; a stone feature inglenook fireplace has a gas-fired stove and oak mantle, and opening into the central hall, with galleried landing above and a second floor to ceiling picture window, giving a light and spacious feel. A guest cloakroom leads off the hall, and there is a study with a bay window overlooking the central hall, with an exposed stone feature wall and oak flooring.

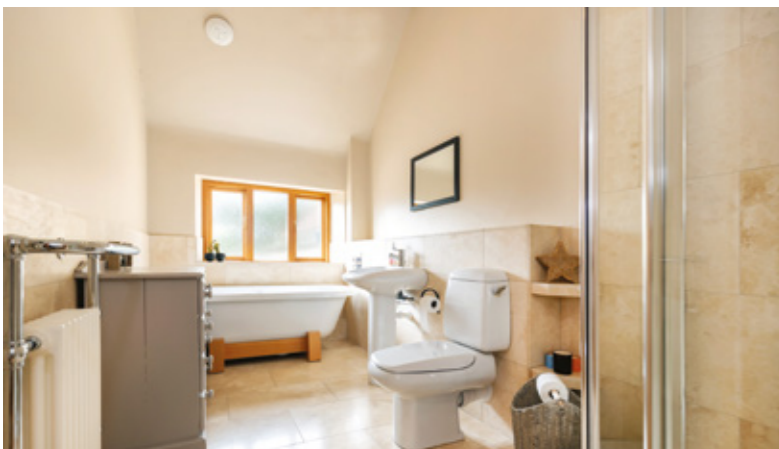




The property is equipped with double glazing for efficiency and practicality. The ground floor boasts underfloor heating and is predominantly tiled in Travertine, creating a comfortable and modern living space. The family room is a cosy room with a feature stone fireplace, wood-burning stove, oak flooring, and exposed beams. The real hub of the home is the open-plan kitchen/dining/living area. The kitchen is fitted with an excellent range of bespoke oak handmade wall and floor units with granite work surfaces, a double Belfast style sink, a range of integrated appliances, stone chimney breast with range cooker, beamed ceiling, a useful utility room leads off the kitchen, the dining area leads off and opens into the garden room which is a stunning oak framed garden room/orangery, with vaulted ceiling with exposed beams and double doors which lead into the gardens.



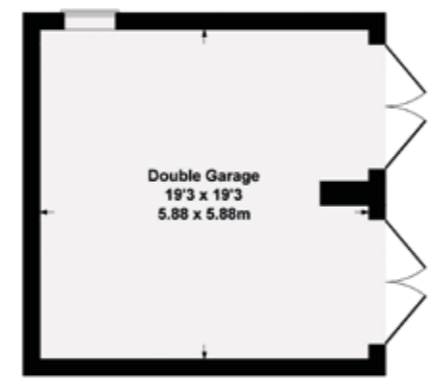
An impressive Oak staircase leads from the central hall to an open balustrade galleried landing; there is private access to the principal bedroom suite, which has a vaulted ceiling with exposed beams, walk-in fitted dressing room, and an en suite shower room equipped with a modern suite comprising pedestal wash hand basin, low-level WC. A separate landing area leads to three further double bedrooms and a house bathroom, the house bathroom is fitted with a modern suite comprising a free-standing bath, pedestal wash hand basin, low-level WC and a walk-in shower enclosure with mains fed shower, Travertine tiling to the walls and floor.



Approximate Gross Internal Floor Area
 House - 2691 sq ft - 250 sq m
 Garage - 377 sq ft - 35 sq m
 Total - 3068 sq ft - 285 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Garage



Externally

The Granary is approached from Main Street via a shared private lane which leads to the property. Double wrought iron gates lead into a block paved drive, providing ample parking for several vehicles and leading to the detached double garage. The private gardens are mainly laid to lawn together with a large stone-flagged patio terrace area, which is ideal for entertaining; there are well-stocked borders, mature trees and shrubs. Stone steps lead into the large paddock, which is completely enclosed and enjoys open countryside views, extending to around ½ an acre.

Services

Gas central heating, mains electricity and mains water.



Property information

Tenure: Freehold

Local Authority: North Yorkshire County Council

Council Tax: Band F

EPC Rating: C

Guide Price: £1,150,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Particulars dated 2023. Photographs and videos dated December 2023.

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