



**Innisfree, Little Edstone  
Great Edstone, York YO62 6NY  
Price £1,000,000**

A real lifestyle choice, nestling in a rural location can be found this lovely detached 3 / 4 bedroom stone barn conversion together with a further two bedroom converted barn making a very cosy annex/holiday cottage, with fabulous views over open countryside, including garage block with room and storage room over, as well as solar panels connected into the Grid. Delightful well stocked gardens and substantial car standing area. The Paddock comprises some 1.9 acres or thereabouts with water laid on. Overall the property offers very flexible accommodation and would suit a variety of individual requirements, the paddock would be ideal to host a wedding!!

Innisfree accommodation briefly comprises:

Ground floor: Front entrance hall, sitting room/dining room, multi fuel stove, farmhouse kitchen/breakfast area, cloakroom and utility room

First floor: Landing, three bedrooms with en-suites and study/bedroom 4

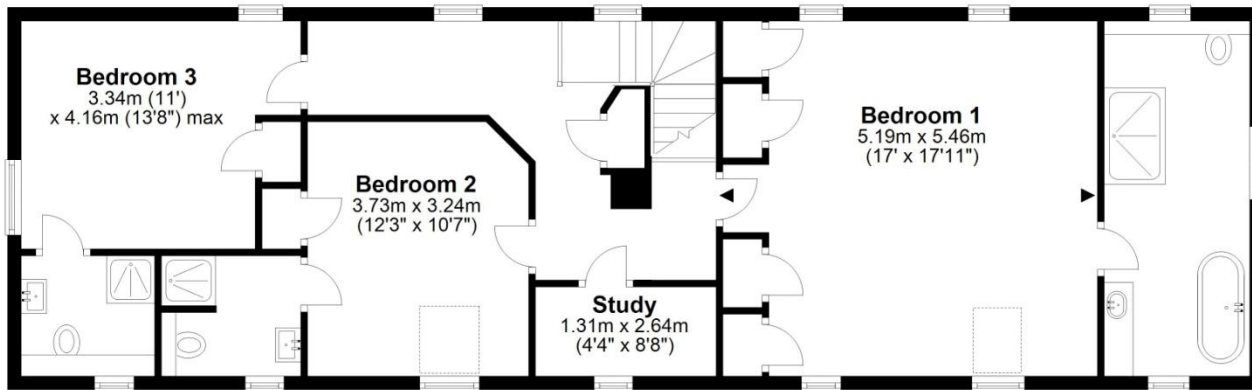
Tintawn Cottage: Fitted kitchen/dining area, sitting room with multi fuel burning stove, two bedrooms with en-suite shower rooms.

The property is located close to the North York Moors National Park and Howardian Hills. The ancient market towns of Kirkbymoorside, Pickering, Helmsley and Malton are within a short drive, offering a good range of local amenities including hotels, shops and eateries. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.



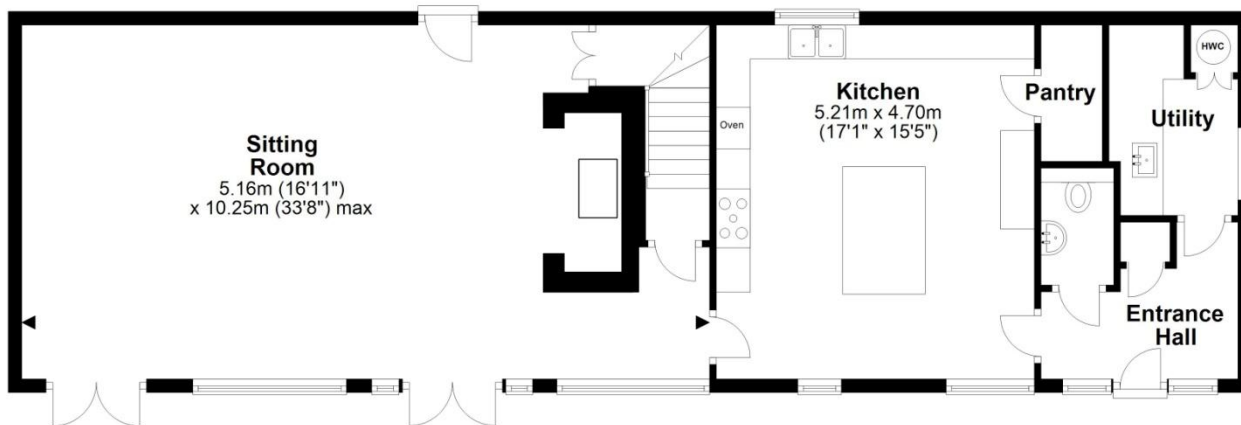
## First Floor

Approx. 93.3 sq. metres (1004.1 sq. feet)



## Ground Floor

Approx. 93.7 sq. metres (1008.6 sq. feet)



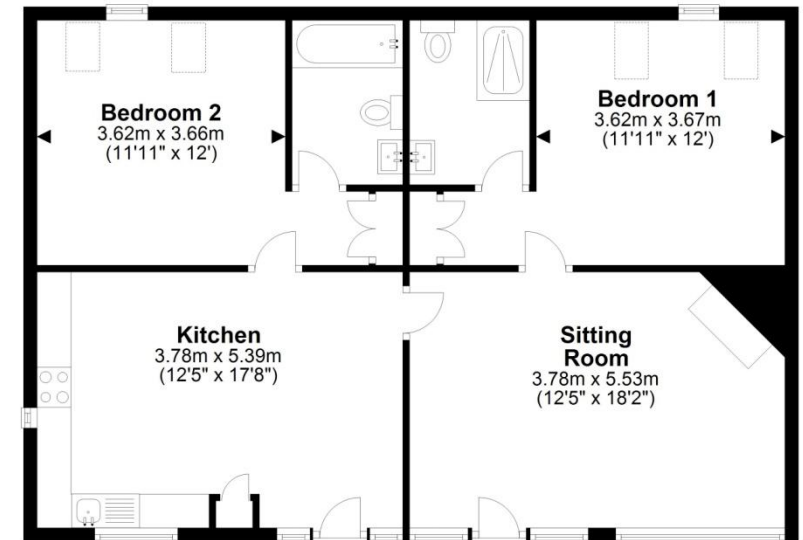
Total area: approx. 187.0 sq. metres (2012.6 sq. feet)

## Innisfree, Little Edstone

For information purposes, not to  
scale

## Ground Floor

Approx. 82.7 sq. metres (890.4 sq. feet)

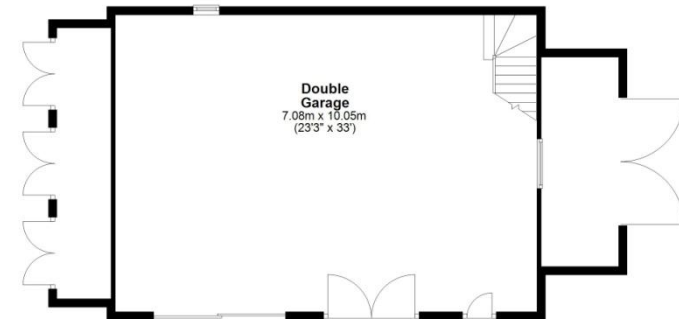


Total area: approx. 82.7 sq. metres (890.4 sq. feet)

## Tintawn Cottage, Little Edstone

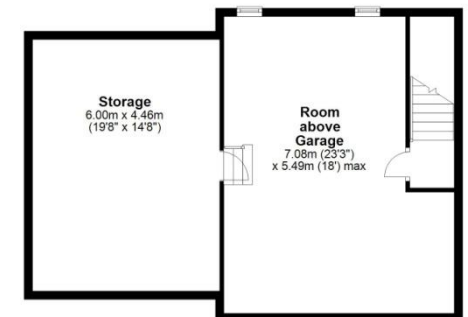
### Ground Floor

Approx. 89.9 sq. metres (967.3 sq. feet)



### First Floor

Approx. 66.2 sq. metres (712.9 sq. feet)



Total area: approx. 156.1 sq. metres (1680.2 sq. feet)

## Garage, Innisfree





**Tenure:** We understand the property to be freehold and vacant possession will be given on completion.

**Services:** Mains water and electricity are laid on. Private treatment centre. The main house and the annex have separate water meters. Oil fired central heating to both. Solar panels over garage, connected into the Grid.

**EPCs Innisfree** Band C and Tintawn Cottage Band D

**Property Tax Innisfree:** Band F, Tinawn Cottage Band A

**Broadband:**

Basic 7 Mbps, Ultrafast 1800 Mbps

**Satellite/Fibre TV availability :** BT and Sky

**Flood Risk:** Very low

**What3Words:** ///places.chatted.whisk

**Location:** The property can be found by driving on the A170 from Kirkbymoorside, at the Hutton le Hole/ Marton crossroad, turn right, head towards Marton and it is the first property on the right after the Great Edstone turnoff.

**Mobile Coverage:**

EE, Vodafone, Three and O2

**HMRC:** It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

**Photography:** By Peter Illingworth

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**Viewing:**

Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York. Tel: 01751 431107



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