

CROSS FARM BARN

EGTON, WHITBY
NORTH YORKSHIRE
YO21 1TZ



Guide Price £175,000

Cross Farm Barn, Egton, North Yorkshire

Hendersons introduce Cross Farm Barn, a rare opportunity to transform this stunning unit into a three-bedroom family home, nestled in the charming village of Egton on the North Yorkshire Coast. This conversion presents the chance to craft a truly exceptional property, boasting magnificent vaulted ceilings, distinctive trusses, beautiful stonework and breath taking views overlooking the Esk Valley and the picturesque countryside beyond.

Cross Farm Barn benefits from full planning permission granted under application number NYM/2020/0605/FL. Detailed information is readily accessible from the agent's office or on the North Yorkshire Moors National Park Planning Portal.

It's worth noting that this barn conversion will be subject to a 'Principle Residence' clause, requiring the new owners to designate it as their primary dwelling and reside in the property for at least 80% of the year.

Services

Mains electricity, water and sewerage are connected to the building.

Local Authority

North Yorkshire County Council, Town Hall, St Nicholas Street, Scarborough, North Yorkshire, YO11 2HG

Planning Authority

North York Moors National Park Authority, The Old Vicarage, Bondgate Helmsley, York, YO62 5BP

Sales Conditions

Purchasers will be required to provide a VAT certificate 1614D confirming that they intend to use the barns for residential use. This allows the Estate to remove the option to tax the sale at the current VAT rate.

All plans for external alterations or extension to the barn will require approval from the seller, which will not be unreasonably withheld. The seller reserves the right to lay services through the proposed route within the grounds of the property please see the plan.



Gallery

CROSS FARM BARN



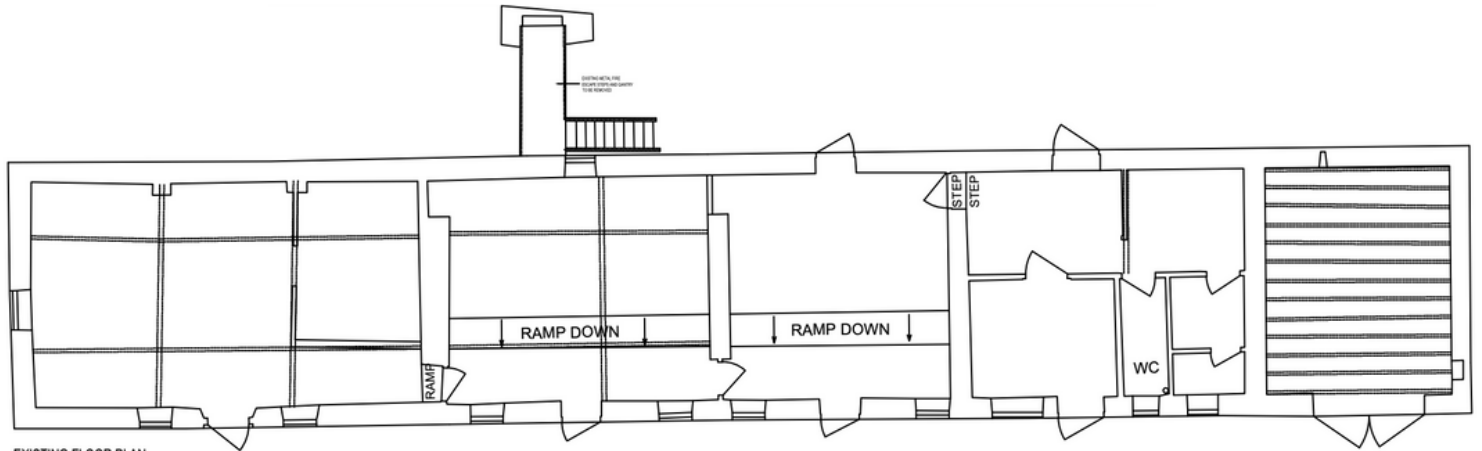
Gallery

CROSS FARM BARN

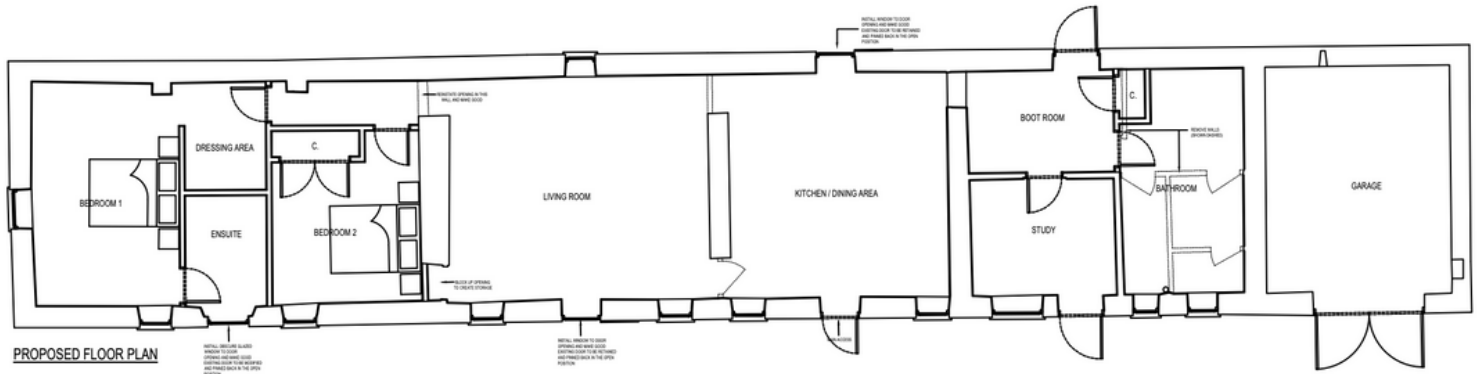


Floorplans

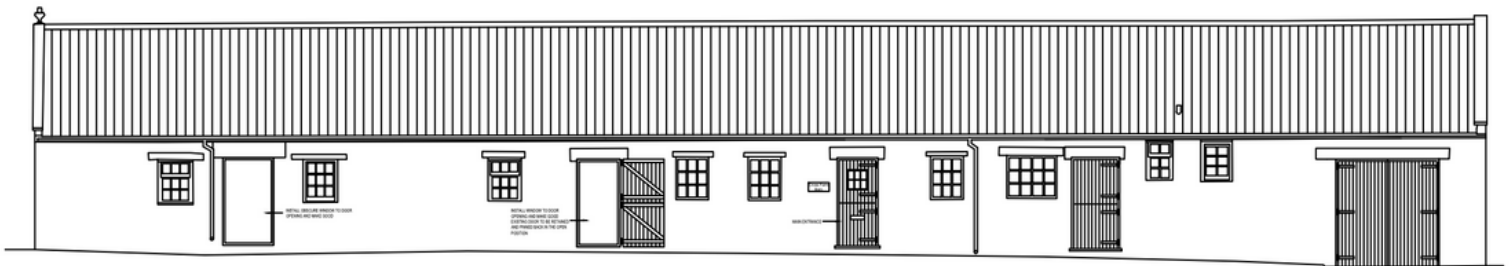
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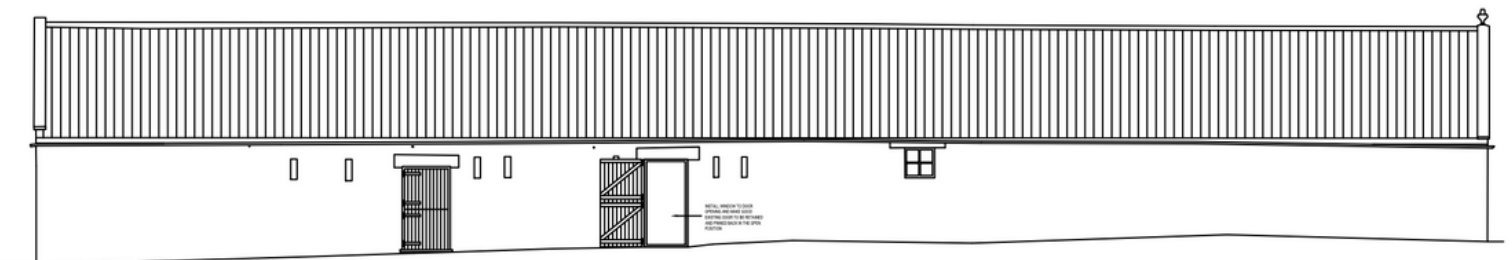
EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION

Location & Service Maps

CROSS FARM BARN



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