



MAIN STREET, LINTON ON OUSE
£485,000

Carter Jonas

MAIN STREET, LINTON ON OUSE, YO30 2AS

The Old Barn House is a beautifully presented detached village home offering stylish, modern living in the heart of Linton-on-Ouse. Finished to a high standard throughout, the property combines character with contemporary upgrades, creating a turnkey home ideal for couples, families or downsizers.

The ground floor is centred around a superb extended kitchen/breakfast room with bifold doors opening directly onto the garden – perfect for everyday living and entertaining. There is also a comfortable sitting room, a separate dining room, utility area and cloakroom.

Upstairs, the property provides three well-proportioned bedrooms, complemented by a modern family bathroom. The layout is practical and light, and the overall feel is one of quality and thoughtful design.

Outside, the south facing rear garden enjoys a sunny aspect and is complemented by a substantial detached barn/workshop arranged over two floors, together with a further outbuilding currently used as a bar/entertaining space. A driveway provides off-street parking, making this a rare village opportunity with excellent flexibility and lifestyle appeal.

TENURE Freehold

LOCAL AUTHORITY North Yorkshire Council

COUNCIL TAX E

EPC BAND D

A STYLISH DETACHED VILLAGE HOME OFFERING FLEXIBLE THREE TO FOUR BEDROOM ACCOMMODATION, SOUTH-FACING GARDENS AND A SUPERB DETACHED BARN WITH WORKSHOP, GARAGE AND PRIVATE BAR.







The Old Barn House, Linton-on-Ouse, YO30

Approximate Gross Internal Area = 140.3 sq m / 1510 sq ft
 (Excluding Restricted Use Area / Void)
 Restricted Use Area = 0.5 sq m / 5 sq ft
 Barn = 48.9 sq m / 526 sq ft
 Total = 189.7 sq m / 2041 sq ft



Illustration for identification purposes only. measurements are approximate, not to scale
 Pursuant to RICS Property Measurement 2nd Edition
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	78 C
39-54	E		
21-38	F		
1-20	G		

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