# Tanyard Barn

## KEY FEATURES

- Sleeps 4 + 2
- 2 Bedrooms
- Close to Cattal Train Station
- Close to A1(M)
- Free WiFi
- 1 Bathroom
- Dishwasher
- New Barn Conversion - Former tannery

## Accommodation

Entrance hall leading to cloaks storage on left, and Bedroom 2 a twin bedroom on the right. Shower room with luxury shower, basin and toilet with heated towel rail. Bedroom 1, a 5ft Kingsize bed with fitted wardrobes and delightful small outside patio. Upstairs to lifestyle room - a large space with contemporary kitchen and dining table for 6 persons, and luxurious seating (including sofa bed at a cost of £25 for use) in the lounge area. Large Smart TV with Netflix, books and games. Steps up to door to outside roof terrace with far reaching views and catching the sun throughout the day. Parking with no restrictions on village lane and easy access to the barn via gravel driveway.

Tanyard Barn is in a beautiful spot, with far reaching country views from most windows and gorgeous roof top terrace.

Located just a ten minute walk from the train stop at Cattal railway station and close to the A1 this property has great transport links to Harrogate, Leeds and York. Uniquely attractive to a wide range of visitors including walkers, cyclists and country lovers. The property is a short drive to 3 racecourses and Queen Ethelburga's School, useful for families visiting boarding students. The Anchor pub in Whixley village, is popular for home cooked 'carvery' style food.

## Services

Underfloor heating thoughout. Microwave, large fridge/ freezer, dishwasher, washing machine with drying rack (use of owner's tumble dryer if required). Electric hob with electric oven. Smart TV with Netflix, ipod dock & radio. All Fuel, linen and towels included in the rent. Onstreet parking. Babies welcome with cot and high chair available on request. Roof terrace with outside furniture. £25 linen charge for sofa bed (please request on booking). Welcome pack of beverages and toiletries. No Pets. Longer stays available up to 12 weeks.

## PRICE BANDS

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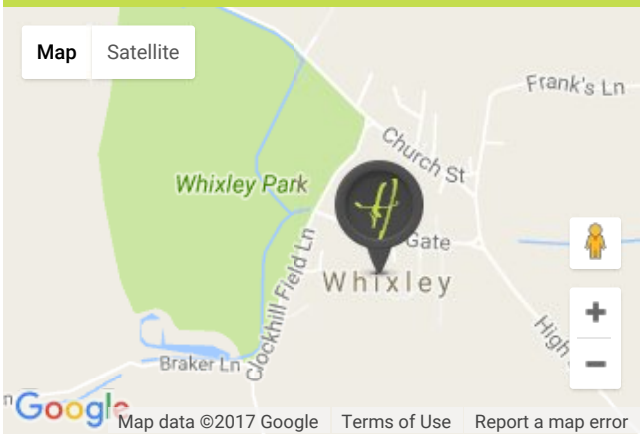
|---|---|
| **Low:** | £505.00 |
| **Mid:** | £565.00 |
| **High:** | £635.00 |

Short breaks are always available, the cost of which are calculated in the following way; 3 nights are available for 70% of the weekly rate, 4 nights are calculated at 80%, 5 nights are 90%. 6 nights are charged at the full weekly rate.

## MAP




## LOCAL AMENITIES

| | |
|---|---|
| **Local Pubs** | 10 minutes walk |
| **Local Village Shop** | 10 minutes walk |
| **Cattal Train Station** | 4 minute drive |
| **Dinning at Allerton Castle** | 10 minute drive |
| **York Centre** | 25 minute drive |