

# ROUNTHWAITE & WOODHEAD

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747 Fax: 08718 130592



## MIDDLE BARN BARTON LE WILLOWS, YORK, YO60 7PD

**A Spacious 4 Bedroom Village House in a Walled Garden with a Substantial Detached Barn.**

Hall	Dining Room	Detached Barn with 3 Garages and
Utility Room	4 Bedrooms	Large Room Over
Sitting Room	2 with En-Suite Shower Rooms	Gated Brick-Set Driveway and
Kitchen/Breakfast Room	House Bathroom	Parking
		Walled Lawned Garden

**PRICE GUIDE £695,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering, Tel: (01751) 472800  
Email@rounthwaite-woodhead.co.uk

**[www.rounthwaite-woodhead.co.uk](http://www.rounthwaite-woodhead.co.uk)**



## Description

Middle Barn is a spacious detached village house standing in a walled garden in very private location in the center of the village. On the ground floor there is an attractive sitting room, a dining room and a large fitted kitchen with breakfast area. A door from the kitchen leads to the utility room where there is a door to outside. To the first floor there are 4 bedrooms 2 with en-suite shower rooms and a house bathroom. Middle Barn is approached via a gated brick-set driveway flanked with mature shrubs and trees which leads to the parking and garaging and then on to the parking area adjacent to the house. The detached barn has garaging for 3 cars and a large room over accessed by granary steps and which would be ideal for an office or playroom.

The village of Barton-le-Willows lies on the edge of the Howardian Hills AONB, almost midway between the market town of Malton to the northeast and the City of York to the southwest. The A64 Leeds - York - Scarborough trunk route is approximately one mile away from the village, giving good access to the East Coast, York, the West Riding and the motorway network. There is a railway station in Malton with regular connections to York from where London can be reached in under two hours.

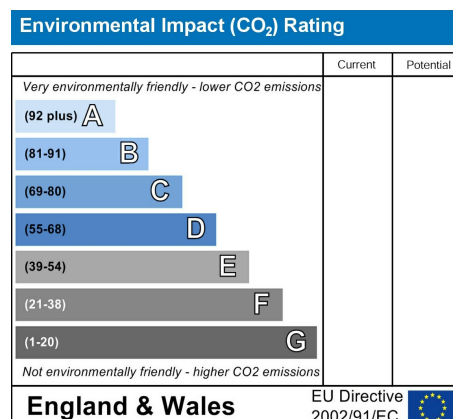
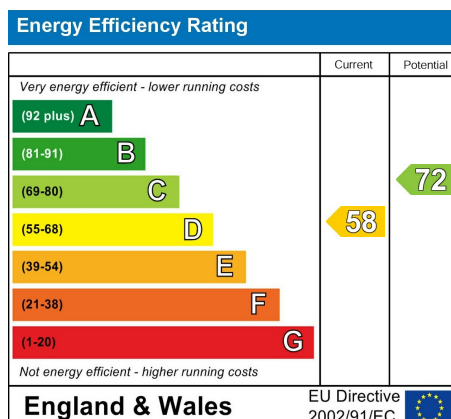
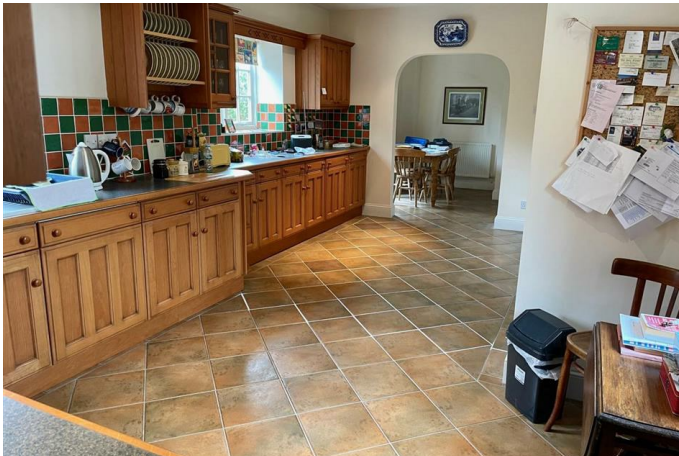
## General Information

Services: Mains water and electricity. Connection to mains drainage. Oil fired central heating.

Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

Viewing: Strictly by appointment with the Agents  
Rounthwaite & Woodhead  
53 Market Place, Malton. Tel: 01653 600747

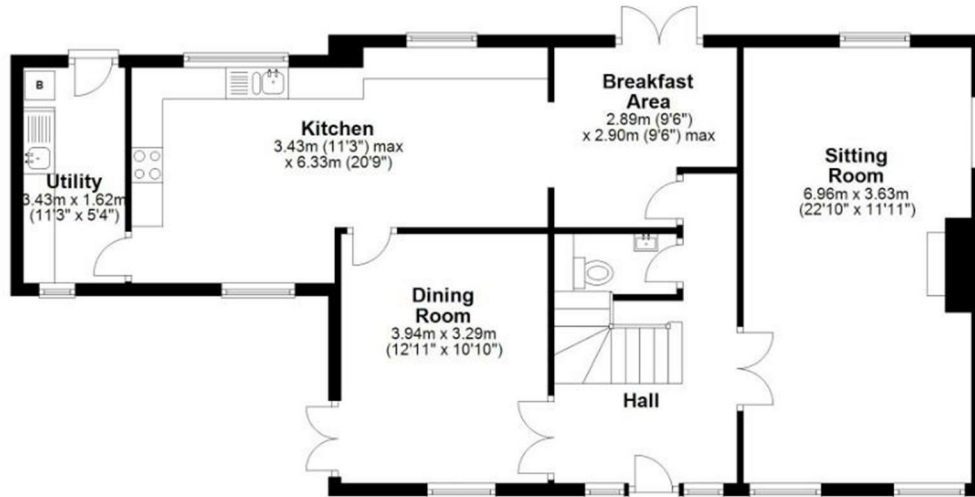
Council Tax: Band G



# Accommodation

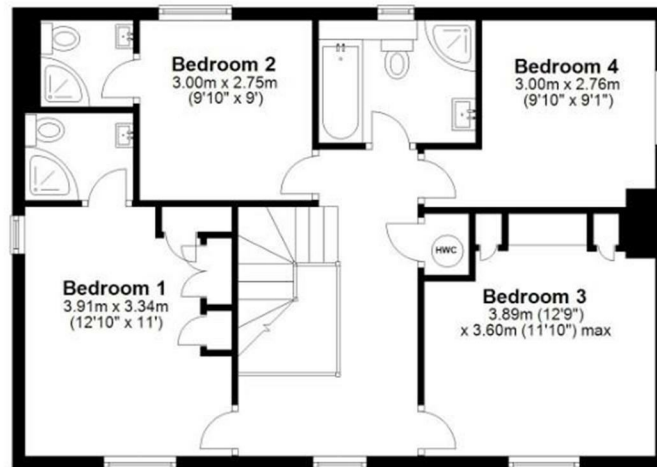
## Ground Floor

Approx. 86.8 sq. metres (934.0 sq. feet)



## First Floor

Approx. 69.5 sq. metres (748.3 sq. feet)

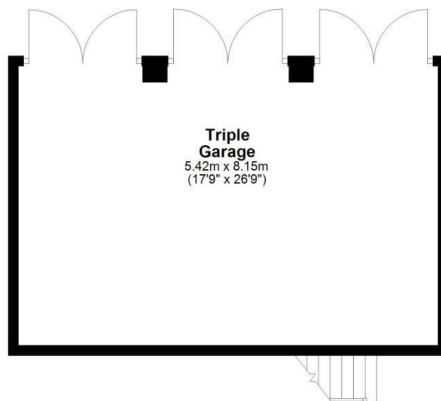


Total area: approx. 156.3 sq. metres (1682.3 sq. feet)

**Middle Barn, Barton Le Willows**

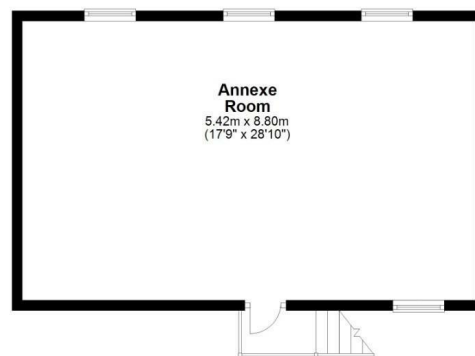
## Ground Floor

Approx. 44.2 sq. metres (475.5 sq. feet)



## First Floor

Approx. 47.7 sq. metres (513.3 sq. feet)



Total area: approx. 91.9 sq. metres (988.8 sq. feet)

**Garage / Annexe, Middle Barn**





**Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.**

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

**ROUNTHWAITE & WOODHEAD**