

# ROUNTHWAITE & WOODHEAD

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



## CORONATION FARMHOUSE WESTGATE, OLD MALTON, YO17 7HE

A stone and pantile Farmhouse with attached Barn offering great potential

**Entrance hall**

**Larder**

**Attached Barn 17' x 33'**

**Living Room**

**2 Bedrooms**

**Coal House & WC**

**Dining Area**

**Anteroom**

**Rear Garden**

**Sitting Room**

**Bathroom & WC**

**Parking**

**Kitchen**

**Gas Central Heating**

**EPC Rating E**

**PRICE GUIDE £325,000**

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

**www.rounthwaite-woodhead.co.uk**

## Description

Coronation Farm is situated in a quiet location in the popular and highly desirable village of Old Malton. Westgate runs off Town Street and takes no through traffic. The village has two public houses and pleasant local walks along the banks of the River Derwent near to St Mary's Priory. There is a regular Coastliner bus service to Malton and other local towns.

Malton is within a mile or so and in recent years has gained regional acclaim for its successful food festivals. There are an excellent range of amenities in the town with interesting shops, good eating establishments and a railway station with links to the Intercity service at York. The A64 is easily accessible and provides good road communications to the east and west with the motorway network beyond.

Coronation Farm is of traditional stone and pantile construction with a barn and former stabling providing an off-shoot to the rear, which offers huge potential for development, subject to the necessary consents.

The arrangement of the accommodation is unusual with two staircases and would benefit from re-arrangement again, subject to the necessary consents. Interesting features include double sash windows and Yorkshire slide windows, quarry tiling to parts of the ground floor and traditional ledge and brace doors. To the Living/Dining Room there is a central woodburning stove providing an additional source of heat to the gas fired central heating system.

There is vehicular access to the side of the property and turning space together with a fenced garden area.

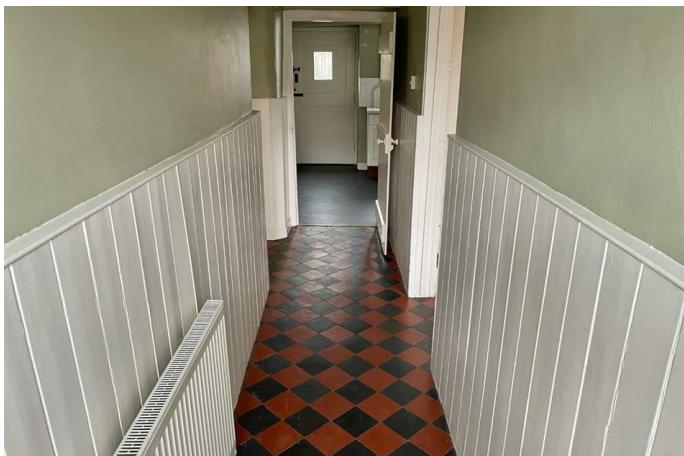
## General Information

Services: Mains gas, water and electricity. Connection to mains drainage. Gas 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 YO17 7LX. Tel: 01653 600747.

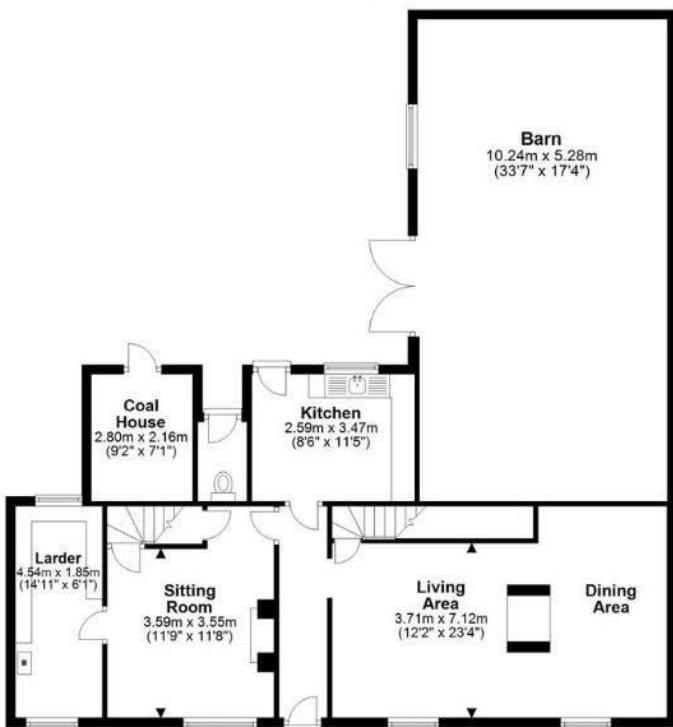
Council Tax: We are informed that the property lies in Band D.



# Accommodation

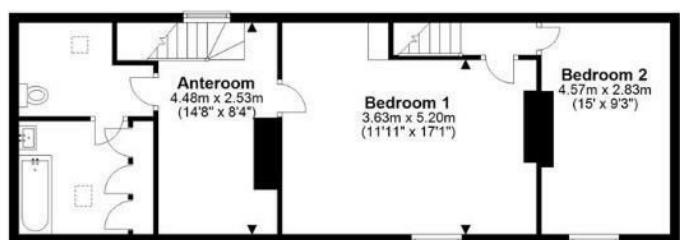
## Ground Floor

Approx. 135.2 sq. metres (1454.8 sq. feet)



## First Floor

Approx. 62.3 sq. metres (670.7 sq. feet)



Total area: approx. 197.5 sq. metres (2125.5 sq. feet)

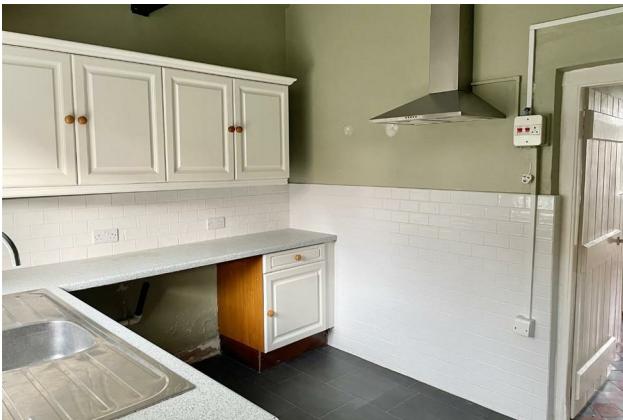
13 Westgate, Old Malton

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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