

BROOK FARM BARN

Settrington, Malton



BROOK FARM BARN

Village house with a generous and private gardens, idyllically situated in an elevated position above the beck

Malton 4 miles • York 21 • Yorkshire coast 25 miles

Hall • 3 reception rooms • study • kitchen/breakfast room • utility/laundry room • inner hall • cloakroom/wc

Principal bedroom suite • 3 further bedrooms • house bathroom

Double garage • bin store • front & rear gardens

In all approximately one third of an acre

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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Brook Farm Barn, Settrington, Malton YO17 8NP

Approximate Gross Internal Floor Area
 2267 SQ FT / 210.6 SQ M (excluding void, outbuilding)

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



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			
		69	78

City

Country

Coast



Converted in 2006 from traditional stone and pantile barns dating from the late eighteenth century, Brook Farm Barn is a striking and substantial home that retains a strong sense of its agricultural heritage. Ceilings rise into the roof space across both single- and double-storey accommodation, creating bright and airy interiors throughout. The property occupies a generous plot bordering a protected chalk stream - notable for being among the most northerly in the country - and is further complemented by extensive gardens, garaging and ample private parking.

- Characterful family home converted from a traditional barn
- Versatile living accommodation extending to some 2500 sq ft
- Generous plot of one third of an acre
- Idyllic position within an historic village and Conservation Area
- Double garage and private parking
- Rear garden with orchard and far-reaching countryside views
- On the edge of the Wolds with excellent walks on the doorstep
- Approximately 10 minutes' drive to Malton, half an hour to York



Tenure: Freehold

EPC Rating: C Rating. Exempt as grade II listed.

Council Tax Band:

Services & Systems: UV solar system feeds into mains electricity and diverts to hot water using a Solar PV Immersion Diverter. Oil central heating (boiler 2006). Mains drainage. High speed fibre broadband with internal hard wiring.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden

ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local Authority:

North Yorkshire Council
www.northyorks.gov.uk
Conservation Area

Money Laundering

Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.



Brook Farm Barn is a characterful barn conversion, grade II listed, that showcases exposed stone and brick walls, roof trusses, pillars and ceiling beams, oak lintels set over deep sills, and two distinctive arrow-slit windows formed from original vents. This skilfully executed renovation blends rustic period detail with modern services and infrastructure. It features vaulted ceilings, internal cottage doors with traditional latches and oak doors on the first floor, full-height windows with sliding doors, and underfloor heating throughout the ground floor.

The kitchen/breakfast room provides ample space for a family-sized table and is fitted with a comprehensive range of units and integrated appliances. A sliding sash window offers a charming outlook across the garden to the hills beyond.

A cloakroom and separate wc are conveniently positioned adjacent to the kitchen, adding to the practical layout of the home.

Porcelain floor tiles run the full length of the eastern wing, seamlessly meeting the external tiles through three sets of sliding doors. All windows on the south side are full height, and doors open wide onto the sunny front terrace. The dining room has a vaulted ceiling and a stable door giving access to the rear garden. Beyond lies a snug and a laundry room providing utility storage and a cloaks/boot area with external stable doors either side.



The western wing of the house accommodates the sitting room, study and hallway which also offers an optional main entrance. The sitting room with engineered oak floor, fitted cabinetry and wood-burning stove enjoys light from tall windows and French doors facing the front garden. The ceiling rises dramatically to incorporate the staircase with useful understairs cupboard, leading to a galleried landing illuminated by a skylight.

All four bedrooms are generously proportioned, each enjoying the benefits of high ceilings and exposed beams and trusses. The principal bedroom comes with a fitted wardrobe, an en suite shower room and a window with far-reaching views. The remaining three bedrooms are served by a well-appointed house bathroom with bath and shower over.

Outside

The front garden is both secure and private, enclosed by mature hedging and timber fencing to two sides with pleached hornbeam providing additional screening. A driveway passes through timber gates to a gravelled turning and parking area with an external tap, positioned in front of the attractive oak-framed carriage house/garage. This open two-bay garage is fitted with power and benefits from a small loft space above. Adjacent is a secure store with clear polycarbonate roofing. A south-facing paved terrace, complete with outdoor power points and a dedicated barbecue area, is complemented by a strip of lawn.

To the rear lies a substantial, family-sized garden bordering the grassy banks of the beck. The garden is private and enclosed, bounded by established beech hedging and tall timber fencing. A rose arch set within a beech hedge divides the upper and lower sections. From the upper garden there are delightful views across the village towards the rising wooded hills, together with an extensive lawn, orchard and timber shed. The lower section incorporates a vegetable garden and raised beds, with a gate providing direct access to the village pathway that runs alongside the beck. A decked seating area with power occupies the far corner, enjoying a sunny south-west facing aspect.





Environs

Settrington is a highly regarded village located some four miles south-west of Malton, on the edge of the Yorkshire Wolds. The village has retained the charming vernacular architecture and environment typical of an estate village, with stone cottages set amidst a central green and tumbling beck. Local amenities include a well-respected primary school, village hall and an active village community with sports clubs (tennis and bowls) and social groups.

The A64 is easily accessed via nearby Scagglethorpe (with its Ham & Cheese public house), providing excellent road links east to the coast and west towards York and the wider motorway network. Malton is a thriving market town offering secondary schooling and an impressive range of established independent shops, cafes and services, and a railway station with connections to the mainline at York. Recreational opportunities include swimming and gym facilities, golf at Malton & Norton and Ganton, tennis, squash and bowls at Malton Rackets Club, and extensive walking in the surrounding Wolds and the nearby Howardian Hills.

Directions

The drive to the property is accessed from Back Lane on the western boundary of the village.

What3words: ///prawn.lovely.stolen

Viewing

Strictly by appointment.



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