

Blenkin

& Co

CHARTERED SURVEYORS



FULLERTON HOUSE • LOW MARISHES • MALTON







## FULLERTON HOUSE

Low Marishes, Malton,  
North Yorkshire YO17 6RJ

A64 3 miles • Malton 5 miles • Pickering 6 miles  
Scarborough 17 miles • York 23 miles  
Whitby 26 miles

**Victorian family house in a  
rural hamlet close to Malton**

Entrance and staircase hall • kitchen  
breakfast room • utility room/boot room  
sitting room • dining room • study/  
playroom

4 bedrooms • 2 bathrooms (1 en suite)

Garage • 2 kennels/stores • front • rear  
and side gardens

For Sale Freehold



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This family house resides in a peaceful hamlet just north of the river Derwent, a few miles outside the Georgian market town of Malton. Originally constructed in 1891 and once serving the local people as a hotel/pub, the property sits in the heart of Low Marishes and enjoys an open outlook across pastures of grazing sheep. Now fully updated and designed for family life with a large country kitchen that connects to the dining room and rear garden, this property has outbuildings and secure gardens ideal for children and dogs.

- Semi-detached house dating from 1891 and extended
- Versatile accommodation of more than 1800 sq ft
- Low running costs and green energy with a biomass boiler
- Good room proportions and high ceilings on both floors
- Fast Beeline broadband
- Secure gardens ideal for children and dogs
- Far-reaching country views
- Sought after Malton School is the closest secondary school
- Rural location yet well placed for access to Malton and Pickering
- Convenient for the A64 providing rapid access to the coast, York, Leeds and A1M

The country kitchen is well equipped with an island, multiple wall and base units, integrated appliances with space for a double door fridge freezer, Range cooker and granite worktops. This family living space continues through to the dining room with the same tiled floor; here the French doors open to the west facing garden terrace and a tall window on the eastern elevation brings morning light into the room.

The sitting room has generous proportions and character with its exposed brick wall, raised wood-burning stove and traditional mantel that probably dates back to the original building. A smaller room with a tall window facing the front garden would serve equally well as a snug, playroom or study. There is a ground floor bedroom suite with a study area and shower room that would be ideal for a teenager.

Upstairs the three additional bedrooms are all doubles served by a large family bathroom which is fully tiled with a heated towel rail and bath with shower over. Far-reaching country views can be enjoyed from both of the rear bedrooms.

## Outside

The gravelled entrance and drive lies on the north side of Fullerton House. This area follows a newly planted laurel hedge leading to the garage and outbuildings with ample space for parking and turning. From here a wrought iron garden gate provides the sole access to the gravelled

front garden that is both secure and private with a high timber fence and the original garden well (capped). A further garden gate opens to the rear garden which has a paved terrace adjoining the house and faces west. A generous stretch of lawn is framed by a well-established bed of perennial shrubs, a fine old oak tree and high timber fence. An additional landscaped garden on the far north western corner of the property is designed as a quiet space with a paved al fresco terrace sheltered by bamboo and topiarised shrubs with a lowered fence allowing unbroken views of countryside beyond.

## Outbuildings

The single garage with window, power and light has an up and over door and is sub divided to hold the biomass boiler and hopper. To the south side are two attached, enclosed kennels/stores.

## Environs

Situated midway between Malton and Pickering, Low Marishes is a rural hamlet with a Church of England chapel and a full range of services available in the nearby market towns. 'Yorkshire's food capital', Malton, is a few minutes' drive away and plays host to many fine independent shops, cafés and restaurants, a cinema, cottage hospital, good schooling and a railway station with a regular service to York and Scarborough. The City of York can be reached in about half an hour and its mainline railway station connects

to London Kings Cross in under two hours. Just eight miles to the north lies the North York Moors and Dalby Forest with 'Go Ape' and its world class mountain biking trails. Whitby and the superb beaches on the Heritage coast lie within forty minutes' drive.

**Tenure:** Freehold

**EPC rating:** E

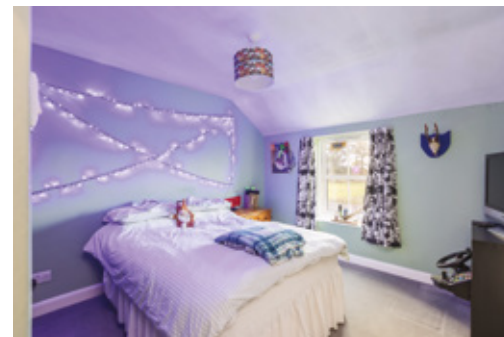
**Services and Systems:** Mains electricity and water. Wood pellet boiler for central heating and hot water. Private drainage.

**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.

**Viewing:** Strictly by appointment

**Directions:** From the A64/Malton turn right signposted Low Marishes and follow Marishes Low Road 0.7 miles into the village. Continue past a right hand turning to the church and you will see Fullerton House on your left.

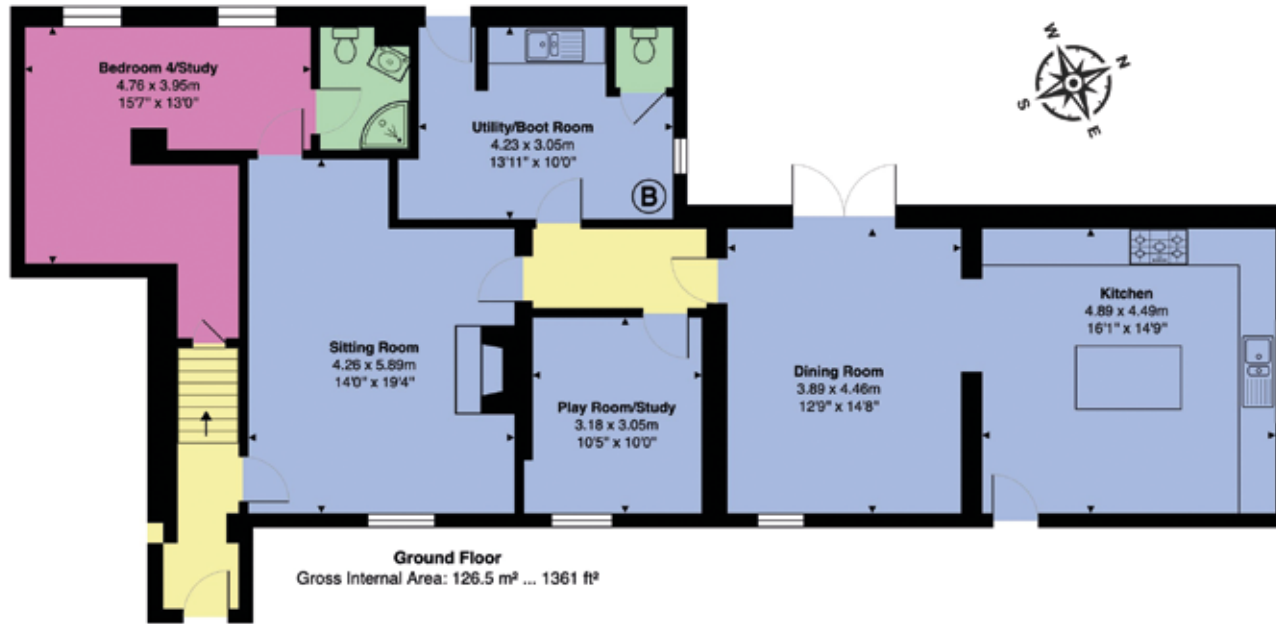
**Local authority:** Ryedale District Council 01653 600666 [www.ryedale.gov.uk](http://www.ryedale.gov.uk)



# Fullerton House, Low Marishes, Malton, North Yorkshire YO17 6RJ

Approximate Gross Internal Floor Area 1,886 SQ FT / 175.2 SQ M (excluding garage)

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		45	58
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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City

Country

Coast