



The Smithy, Ryton Rigg Road

Malton, YO17 6RY

Offers Around £475,000



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Nestled on Ryton Rigg Road just outside the charming town of Malton, this exquisite three-bedroom barn conversion offers a unique blend of luxury and comfort. Built to an exceptionally high specification, this property is perfect for those seeking a modern home with character. As you enter, you are greeted by an inviting open plan living area that seamlessly combines the reception rooms, creating a spacious and airy atmosphere. The design maximises natural light, enhancing the warm and welcoming feel of the home. The property boasts three well-appointed bedrooms, providing ample space for family or guests, with two stylish bathrooms. One of the standout features of this home is its energy efficiency, thanks to the innovative ground source heat pumps. Outside to the rear of the property, the walled courtyard garden offers a private sanctuary, whilst to the front, there are stunning open countryside views that surround the property. Additionally, there is plenty of parking space. This luxurious barn conversion is not just a home; it is a lifestyle choice, offering a perfect blend of modern living in a picturesque rural setting. Whether you are looking to settle down or seeking a tranquil retreat, this property is sure to impress. (Please note the property is subject to a local occupancy clause.)

- Three bedroom luxurious barn conversion built to a very high specification.
- High specification kitchen and bathrooms
- Open plan living accommodation
- Utility/Boot room
- Energy efficient with ground source heat pumps
- Walled courtyard garden
- Generous plot with ample parking space
- Stunning open views

Entrance Area

Composite front door, feature brick fireplace and closet. Velux window. Lofted ceiling and underfloor heating.

Kitchen Dining Area

An open plan layout with underfloor heating throughout, patio Bi-fold doors that leads out onto the courtyard garden. The kitchen area has a range of wall and base units with a central Island unit with electric drinks fridge and space for a fridge freezer, Bosch oven and warming drawer. Lamona induction hob with built-in extractor fan, built in dishwasher, Belfast sink with 'Quooker' hot water tap. Front aspect window. Two Velux windows and lofted ceiling. Open to:

Sitting Room Area

Side aspect patio sliding doors, in-set electric fire, tiled flooring throughout and underfloor heating. Lofted ceiling with feature beams exposed.

Internal Hall

A light and airy space with underfloor heating and a glazed feature floor window and door overlooking the courtyard garden.

Rear Entrance Porch/Utility/Boot Room

Door leading to the rear garden, range of wall and base units with quartz worktop, Belfast sink and space for washing machine and dishwasher. Side aspect window. Door leading to:

Boiler Room

Plant room which houses the mechanism for the ground source heat pump which services the water and heating and all the underfloor heating, Velux window.

Master Bedroom

Side aspect window with plantation shutters, spotlights and feature wood beams. Door leading to what is currently used as a dressing room with side aspect window but this has separate door to be able to be made into a third bedroom. Door leading to:

Ensuite Bathroom

Freestanding roll top bath with mix tap and shower attachment, part tiled walls, walk-in shower with rainfall shower and separate hand shower, under floor heated tiled floor, heated ladder towel rail, Velux window, spotlights, extractor fan, vanity unit sink with mixer tap and low flush WC.

Bedroom Two

Side aspect window, underfloor heating and feature beams.

Bedroom Three

Currently used as a dressing room but this can be converted back into a third bedroom. Side aspect window, underfloor heating and lofted ceiling with feature beams.

Bathroom

Walk-in shower unit with rainfall shower and separate hand shower, vanity sink unit, low flush WC and side aspect window. Underfloor heating and heated ladder towel rail.

Exterior

To the rear is a courtyard garden which is partly tiled and partly laid with Astroturf. Small planting/shrub area and small shed. Gravel driveway to the side with electric gates giving access. The front of the property is grass and gravel with parking for several cars. There is land to the side of the property with planted trees. There is a patio area leading from the sitting room patio doors, which has currently grown over with grass. Planted trees.

Tel: 07515763622

Services

Mains connected to water and electric. Package Treatment Plant for waste, which is shared with the main house. Ground Source Heating installed to heat the water and underfloor heating throughout the property.

LOCAL OCCUPANCY CLAUSE:

The accommodation hereby approved shall be occupied by a person(s) together with his/hers spouse and dependants, or a widow/widower of such a person who;

- Have permanently resided in the parish, or adjoining parish (including those outside the District), for at least three years and are now in need of new accommodation, which cannot be met from the existing housing stock; or
- Do not live in the parish but have a long standing connection to the local community, including a previous period of residence of over three years but have moved away in the past three years, or service men and women returning to the parish after leaving for military service; or
- Are taking up full time permanent employment in an already established business which has been located within the parish, or adjoining parish, for at least the previous three years; or
- Have an essential need arising from age or infirmity to move to be near relatives who have been permanently resident within the District for at least the previous three years.

Reason: To meet local housing need in the Wider Open Countryside and to satisfy the requirement of Policy SP2 and SP21 of the Ryedale Plan – Local Plan Strategy.

The property falls within the parish of Habton and for the purposes of the LNO the eligible parishes are: Habton, Kirby Misperton, Marishes, Malton, Broughton, Swinton, Amotherby, Barton-le-Street, Brawby and Great & Little Barugh.

Local Occupancy Clause

The accommodation hereby approved shall be occupied by a person(s) together with his/hers spouse and dependants, or a widow/widower of such a person who;

- Have permanently resided in the parish, or adjoining parish (including those outside the District), for at least three years and are now in need of new accommodation, which cannot be met from the existing housing stock; or
- Do not live in the parish but have a long standing connection to the local community, including a previous period of residence of over three years but have moved away in the past three years, or service men and women returning to the parish after leaving for military service; or
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Road Map



Hybrid Map



Terrain Map



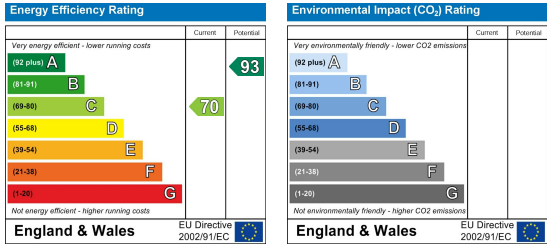
Floor Plan



Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.