

| Energy Efficiency Rating                                   |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very energy efficient - lower running costs<br>(92 plus) A |         | 99        |
| (81-91) B  | 88      |           |
| (69-80) C  |         |           |
| (55-68) D  |         |           |
| (39-54) E  |         |           |
| (21-38) F  |         |           |
| (1-20) G   |         |           |
| Not energy efficient - higher running costs                |         |           |
| England & Wales EU Directive 2002/91/EC                    |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                 |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(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                |         |           |
| England & Wales EU Directive 2002/91/EC  |         |           |

## Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

## Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515



# Highfield Farm, Appleton-Le-Street, North Yorkshire, YO17 6PG

## Offers in excess of £650,000

Highfield Farm was built in 1999 by the current owners and designed for family life, entertaining both inside and out, outbuildings/barns, double garaging, generous gardens, and land of approx 4 acres all in a private, rural setting just outside Malton.

The house is accessed via a road leading to a driveway with ample parking and a double garage.

The accommodation briefly comprises: entrance hall, wet room/cloakroom, utility, office, farmhouse style kitchen/dining, living room with open fire, sun room, formal dining room, house bathroom and two double bedrooms. To the first floor there are two further double bedrooms with eaves storage and a large open landing space connecting the rooms.

The gardens and grounds are equally well maintained, laid mainly to lawn and include a variety of fruit trees and shrub borders. The majority of the plot enjoys a very pleasant southerly aspect, bordering your own farmland at the rear and enjoys open rural views.

Appleton-Le-Street is a small village in the Ryedale district, approximately 3 miles west of Malton and in the parish of Appleton-le-Street with Easthorpe. A regular bus service passes through the village and provides easy access to the nearby market town of Malton (3.5 miles), Scarborough and York City Centre (26 and 20 miles). Malton railway station provides fast regular services to York, Leeds, Manchester, and Liverpool, as well as the east coast.

EPC RATING B



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Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398



## ENTRANCE

Door to front aspect, window to side aspect, radiator, steps leading to

## UTILITY ROOM

10'2" x 6'6" (3.12 x 2.00)

Window to rear aspect, space for washing machine, space for tumble dryer, oil fired boiler, power points, radiator.

## OFFICE

10'2" x 7'11" (3.12 x 2.42)

Window to rear aspect, radiator, power points

## WET ROOM

Window to rear aspect, fully tiled, electric shower, low flush WC, wash hand basin with vanity unit, extractor fan, heated towel rail.

## HALL

Wood style flooring, power points, radiator, stairs to first floor landing, door to side aspect.

## KITCHEN/DINING AREA

19'2" x 10'9" (5.86 x 3.30)

Windows to front aspect, farmhouse style kitchen with range of wall and base units with roll top work surfaces, stainless steel sink and drainer with mixer tap tiled splashback, space for electric Range style cooker with tiled splash back, integrated extractor and oak mantle, tile flooring, space for fridge/freezer, power points, radiator.

## HOUSE BATHROOM

Window to front aspect, tiled flooring, three piece suite comprising; enclosed bath with shower over, wash hand basin with pedestal, low flush WC, radiator, extractor fan, airing cupboard.

## BEDROOM ONE

16'10" x 10'9" (5.14 x 3.30)

Windows to front and side aspect, radiator, power points, built in wardrobes.

## BEDROOM TWO

13'1" x 12'8" (4.00 x 3.88)

Window to side aspect, radiator, power points, built in wardrobes.

## DINING ROOM

12'8" x 10'2" (3.88 x 3.12)

Window to rear aspect, radiator, power points.

## CONSERVATORY

9'10" x 9'4" (3.00 x 2.87)

Windows to rear and side aspects, French door to rear aspect, power points

## SITTING ROOM

20'9" x 14'8" (6.33 x 4.48)

Windows to both side aspects, rear aspect, radiators, power points, TV point, feature fireplace with surround and inset stove.

## FIRST FLOOR

Power points, wood style flooring.

## BEDROOM THREE

16'9" x 11'9" (5.11 x 3.60)

Window to side aspect, radiator, power points, eaves storage.

## BEDROOM FOUR

19'1" x 11'10" (5.83 x 3.63)

Window to side aspect, radiator, power points.

## DOUBLE GARAGE

21'10" x 20'0" (6.67 x 6.10)

Two sets of hinged double doors, power (three phase electric) and lighting.

## GARDEN

## LAND

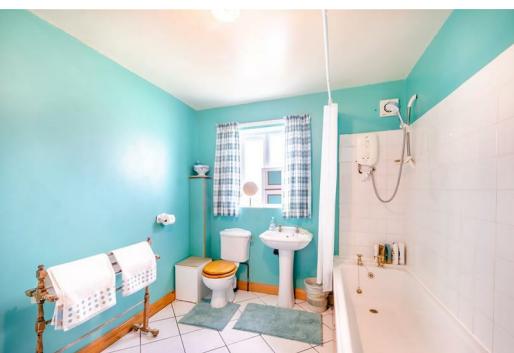
## OUTBUILDINGS

## COUNCIL TAX BAND E

Ryedale District Council

## SERVICES

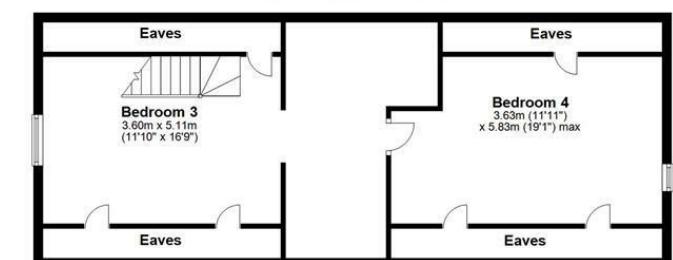
Oil central heating, septic tank, solar panels



Ground Floor  
Approx. 201.3 sq. metres (2167.1 sq. feet)



First Floor  
Approx. 68.3 sq. metres (735.6 sq. feet)



Total area: approx. 269.7 sq. metres (2902.8 sq. feet)  
Highfield Farm, Malton