



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B	83	
(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		
(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.

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# WILLOWGREEN

## ESTATE AGENTS



## 2, The Courtyard, Wilton, YO18 7JY

### Guide price £595,000

Unit Two, The Courtyard, Wilton – A Striking Contemporary Barn Conversion in a Beautiful Rural Setting

Unit Two is the largest and most impressive home within this exclusive collection of just seven individually designed properties by Yorkshire-based Tri-Core Developments. Each home blends traditional charm with a fresh, contemporary style and has been thoughtfully crafted to the highest standard, with a strong emphasis on energy efficiency, comfort, and modern living. The property boast and impressive EPC rating of 'B'.

Offering over 2,100 sq ft of beautifully considered single-storey accommodation, this unique barn-style home is arranged around a central glazed link and enclosed courtyard garden—flooding the living spaces with natural light and providing a superb flow throughout. At its heart lies a spacious open-plan kitchen, living, and dining area, perfect for everyday living and entertaining alike.

There are up to four double bedrooms, each with its own en-suite bath or shower room, offering excellent flexibility for family life, visiting guests or home working. The kitchen will be completed with elegant quartz worktops and integrated Bosch appliances, and early purchasers may have the chance to tailor certain finishes to their preference.

The home benefits from air source heating with underfloor heating and features composite windows and doors in an attractive soft cream finish.

Externally, the property enjoys a generous landscaped garden, a private enclosed courtyard, and off-street parking for two vehicles on a paved and gravelled driveway.

Nestled in the quiet village of Wilton, just a short drive from the amenities of Thornton-le-Dale, Pickering and Malton, this striking home offers a rare opportunity to enjoy peaceful, countryside living with easy access to the moors, coast, and North Yorkshire's most desirable market towns.





LOCATION

Wilton is a peaceful and picturesque rural village just six miles from the historic market town of Pickering. Surrounded by open countryside, it offers a true sense of tranquillity while remaining within easy reach of local amenities. Pickering, known as the gateway to the North York Moors, provides excellent shops, cafés, schools and transport links, including the heritage steam railway and access to the stunning national park. With the coast, countryside and charming villages nearby, Wilton is perfectly placed for enjoying the very best of North Yorkshire living.

HALLWAY ONE

19'9" x 5'10" (6.02 x 1.8)

LIVING ROOM

12'0" x 13'3" (3.66 x 4.04)

KITCHEN

17'8" x 21'0" (5.39 x 6.42)

SITTING ROOM

12'4" x 12'3" (3.78 x 3.74)

BEDROOM ONE

13'6" x 13'2" (4.12 x 4.02)

EN-SUITE ONE

8'6" x 9'4" (2.61 x 2.87)

HALLWAY TWO

9'3" x 3'10" (2.84 x 1.19)

BEDROOM TWO

13'10" x 13'2" (4.24 x 4.02)

EN-SUITE TWO

3'10" x 9'10" (1.19 x 3.00)

BEDROOM THREE

13'3" 17'5" (4.04 5.32)

EN-SUITE THREE

7'8" x 6'2" (2.36 x 1.88)

BEDROOM FOUR

7'4" x 5'11" (2.24 x 1.81)

EN-SUITE FOUR

7'8" x 5'11" (2.34 x 1.81)

HALLWAY THREE

23'3" x 3'10" (7.09 x 1.18)

EPC RATING B

COUNCIL TAX BAND EXPECTED E/F

