



6 The Courtyard
Wilton, YO18 7JY
Guide price £240,000

WILLOWGREEN
ESTATE AGENTS

Unit 6, The Courtyard, Wilton – A Distinctive, Design-Led Cottage in a Beautiful Rural Setting

Tucked within the heart of The Courtyard, an exclusive new development by Yorkshire-based Tri-Core Developments. Unit 6 is a beautifully crafted mid-terrace home that blends striking architecture with rural elegance. This unique property forms the central portion of a highly individual row of homes, conceived as a contemporary reimagining of the traditional Dutch barn. With its Cedar-clad exterior and anthracite aluminium windows and doors, the aesthetic is bold yet sympathetic, a thoughtful nod to the site's agricultural heritage.

Step inside and you'll find a space designed for modern living without compromise. The interior layout is light-filled, open-plan and carefully considered, offering a seamless flow between kitchen, dining, and living spaces, ideal for entertaining or relaxing in style. Underfloor heating runs throughout the ground floor, supported by an efficient air source heat pump system, ensuring year-round comfort and sustainability. The property boast and impressive EPC rating of 'B'.

The kitchen and bathroom fittings are finished to a high contemporary specification, featuring quality materials, clean lines and timeless design. Neutral tones and carefully selected finishes allow buyers to personalise the space easily, while still enjoying a strong sense of understated luxury.

Externally, The Courtyard is thoughtfully landscaped to complement the rural surroundings, offering privacy and a peaceful outlook to every home. The development's quiet setting in Wilton, a charming North Yorkshire village, places it just a short distance from Thornton-le-Dale, Pickering, and Malton —giving you the best of village life with easy access to the moors, the coast, and the wider region.

This is a rare opportunity to purchase a highly energy-efficient, design-led home in a select development that perfectly balances modern comfort with country character.



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.

KITCHEN/LIVING 27'4" x 13'8" (8.34 x 4.19)

GUEST CLOAKROOM 5'10" x 2'7" (1.79 x 0.80)

LANDING 6'3" x 4'3" (1.93 x 1.32)

BEDROOM ONE 12'5" x 9'8" (3.79 x 2.96)

BEDROOM TWO 7'10" x 13'8" (2.41 x 4.18)

BATHROOM 6'5" x 5'6" (1.96 x 1.69)

EPC RATING B

COUNCIL TAX BAND C







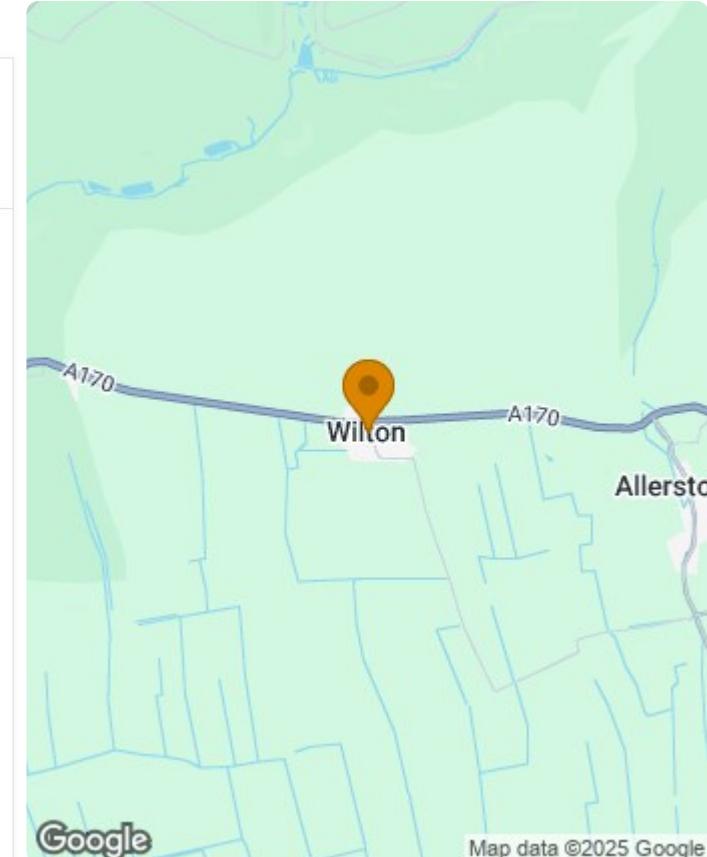
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Approximate total area⁽¹⁾
67.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(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			
England & Wales		EU Directive 2002/91/EC	

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



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