



**12 Farm View**  
**Malton, YO17 9BF**  
**Guide price £295,000**

  
**WILLOWGREEN**  
ESTATE AGENTS

## 12 Farm View, Malton, YO17 9BF

Welcome to 12 Farm View, a beautifully presented detached home set on the edge of the ever-popular Welham Park development in Norton. Perfectly positioned on the fringe of open countryside, this inviting property combines modern living with versatile spaces, making it an ideal choice for families or those looking for flexible accommodation.

The ground floor offers a bright and welcoming hallway with cloakroom, a well-equipped kitchen with a range of integrated appliances and room for dining, and a spacious sitting room with bi-fold doors opening directly onto the garden. A recent garage conversion has created an additional reception room that works perfectly as a fourth bedroom, home office or playroom – a wonderfully adaptable space to suit your lifestyle.

### ENTRANCE HALL

6'6" x 15'7" (1.99 x 4.76)

### KITCHEN

9'3" x 15'7" (2.83 x 4.76)

### LOUNGE

15'10" x 11'1" (4.83 x 3.38)

### GARAGE/STORAGE

8'8" x 13'1" (2.65 x 4.01)

### GUEST CLOAKROOM

3'0" x 6'2" (0.93 x 1.89)

### LANDING

6'4" x 8'9" (1.95 x 2.69)

### MASTER BEDROOM

13'10" x 9'4" (4.24 x 2.87)

### EN-SUITE

9'3" x 3'11" (2.82 x 1.21)

### BEDROOM TWO

8'9" x 17'1" (2.68 x 5.21)

### BEDROOM THREE

8'8" x 12'6" (2.66 x 3.83)

### BATHROOM

6'11" x 5'7" (2.13 x 1.72)

### EXTERIOR

### EPC RATING C

### COUNCIL TAX BAND D

### LOCATION

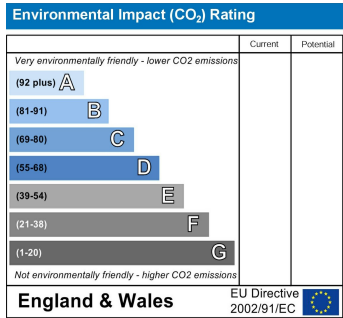
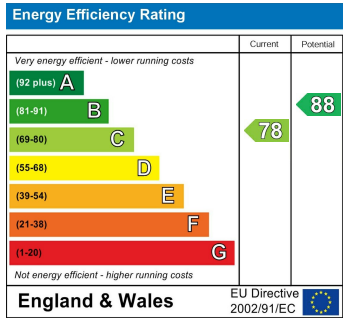
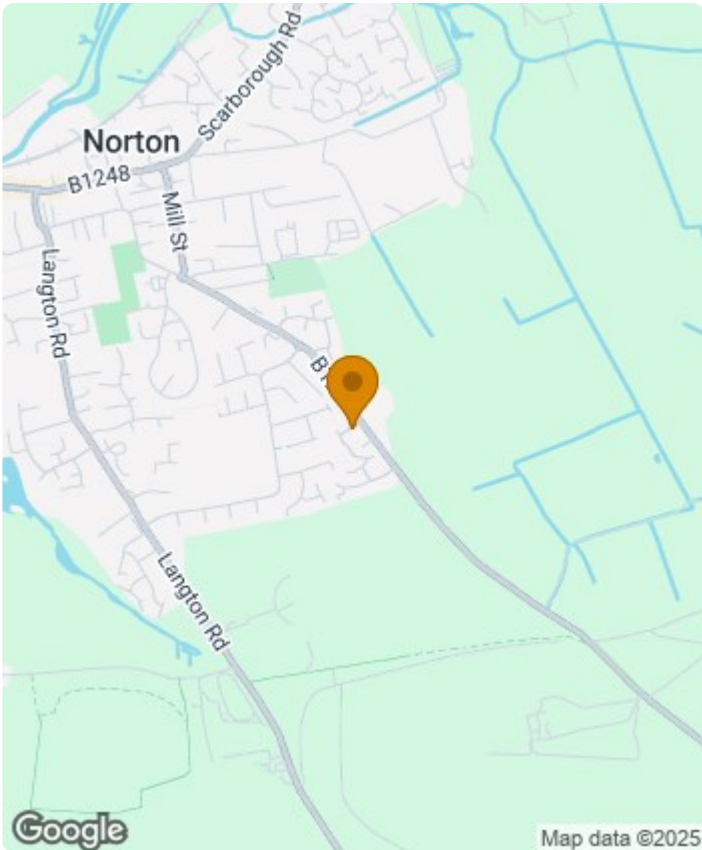
Norton is a welcoming and well-connected village that blends a strong

sense of community with all the conveniences needed for modern living. At its heart, you'll find a selection of local shops and everyday amenities, as well as traditional pubs and cafés that give the village its character and charm. There is also a choice of well-regarded schools nearby, making it a popular spot for families.

The surrounding countryside offers endless opportunity to enjoy the outdoors, with scenic footpaths and green spaces perfect for weekend walks or cycle rides. Norton also benefits from excellent road and transport links, allowing for easy travel to neighbouring towns and further afield, whether for work or leisure.

What makes Norton truly special is its balance, a peaceful, friendly place to call home, yet close enough to larger centres to enjoy all they have to offer.





01653 916 600 | enquiries@willowgreenestateagents.co.uk

6-8 Market St, Malton, North Yorkshire YO17 7LY

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

