

Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p><b>91</b></p> <p><b>63</b></p>
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	

### 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

## Russett House, Malton, YO17 6UZ Guide price £520,000

A beautifully presented and thoughtfully designed home, Russett House is nestled in the peaceful village of Great Barugh, offering a blend of elegant interiors, flexible living spaces and breathtaking views of the Ryedale hills.

As you step inside, the welcoming entrance hall sets the tone, complete with a guest cloakroom and double doors leading through to a spacious formal dining room, ideal for entertaining. Alternatively, the hallway leads into the heart of the home, a stunning shaker-style kitchen with crisp white cabinetry, generous storage and a full suite of integrated appliances. There's space for a more informal dining area, making it perfect for everyday living.

Flowing seamlessly from both the kitchen and dining room, the living room is a warm and characterful space. Featuring sage green panelling, a brick mantelpiece and a log-burning stove, it's the perfect spot to unwind. French doors open into the sunroom, a wonderfully bright and airy space (3.83m x 3.87m), with wraparound views of the mature gardens, ideal for reading, relaxing or simply enjoying the ever-changing skies over Ryedale.

Upstairs, the main bedroom enjoys an ensuite shower room and uninterrupted countryside views, a truly calming retreat. There are two further double bedrooms, a dedicated home office, and a beautifully appointed family bathroom featuring a roll top bath and a separate shower.

Surrounded by established gardens and set in a quiet corner of this well-regarded North Yorkshire village, Russett House offers a rare opportunity to enjoy country living with style and comfort.



01653 916 600 | [enquiries@willowgreenestateagents.co.uk](mailto: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

**LOCATION**

Great Barugh is a picturesque North Yorkshire village set between Malton and Pickering, surrounded by rolling farmland and open countryside. Known for its peaceful rural setting, the village offers a close-knit community feel while being just a short drive from the bustling market towns of Malton and Pickering, both with excellent amenities, schools, independent shops, and rail links.

With the Howardian Hills Area of Outstanding Natural Beauty and the North York Moors National Park close by, Great Barugh is perfectly placed for those who enjoy walking, cycling, and outdoor pursuits, while the A64 provides easy connections to York, Scarborough and beyond.

Great Barugh combines the charm of country living with convenient access to vibrant towns and cities, making it an ideal location for families, commuters, and those seeking a quieter pace of life.

**ENTRANCE HALL**

11'5" x 10'1" (3.49 x 3.08)

**DINING ROOM**

17'2" x 11'7" (5.25 x 3.55)

**KITCHEN**

23'7" x 9'6" (7.20 x 2.92)

**LIVING ROOM**

13'0" x 16'3" (3.97 x 4.97)

**CONSERVATORY**

12'6" x 12'8" (3.83 x 3.87)

**GUEST CLOAKROOM**

5'10" x 4'9" (1.79 x 1.45)

**BEDROOM ONE**

13'0" x 16'4" (3.97 x 4.99)

**EN-SUITE**

6'5" x 6'3" (1.98 x 1.92)

**FAMILY BATHROOM**

9'0" x 6'3" (2.75 x 1.93)

**BEDROOM TWO**

10'9" x 15'5" (3.29 x 4.70)

**BEDROOM THREE**

12'4" x 11'8" (3.78 x 3.57)

**OFFICE**

7'4" x 9'7" (2.25 x 2.94)

**GARAGE**

18'8" x 12'2" (5.70 x 3.72)

**EXTERIOR**

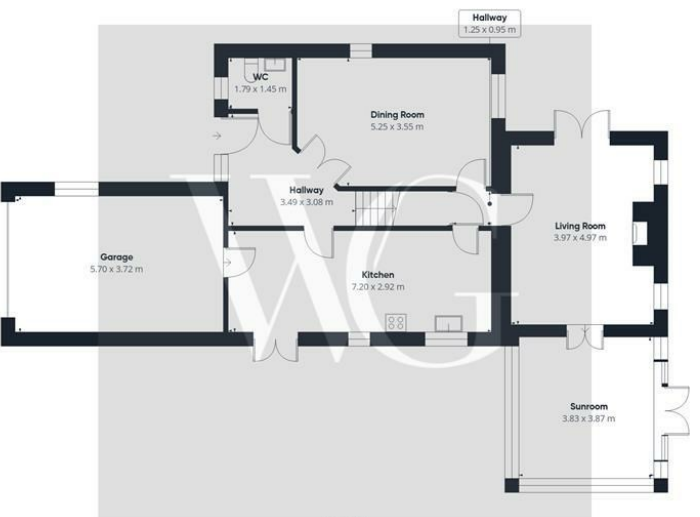
**LOCATION**

Great Barugh is a peaceful and traditional North Yorkshire village, surrounded by open countryside and nestled within the beautiful Ryedale landscape. Known for its rural charm and sense of community, the village offers a quiet escape while remaining conveniently close to local market towns.

Just a 15-minute drive away is the thriving town of Malton, often referred to as Yorkshire's Food Capital. Here you'll find a fantastic selection of independent shops, artisan producers, monthly food markets, and direct rail links to York, Leeds and the coast. With its blend of village tranquillity and easy access to amenities, Great Barugh offers the best of both worlds.

**EPC RATING D**

**COUCNIL TAX BAND E**



Floor 1



Floor 2

**WG**

Approximate total area<sup>(1)</sup>  
179.8 m<sup>2</sup>

(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.

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