

## 7, Broughton Rise, Malton, YO17 7BW Guide price £895,000

A beautifully extended and sympathetically refurbished five-bedroom Victorian villa set over four storeys, located within walking distance of Malton town centre, the railway station, and a range of independent shops, cafés, and amenities. This elegant period home combines original architectural features with carefully considered contemporary upgrades to create a spacious and stylish home suited to modern family life.

On the ground floor, a bright dual-aspect sitting room with bay window features a cast iron fireplace, ornate cornicing, and ceiling mouldings. The second reception room, currently used as a living space, includes another bay window, stripped wooden floors, cast iron fireplace, and matching period detail.

A light and spacious twin-entry boot room with fitted shaker-style units offers generous family storage.

The bespoke shaker kitchen forms the heart of the home, with wood flooring, a large handmade island (with sink and dishwasher), Silestone worktops, two integrated ovens, an induction hob with recirculating extractor, and feature lighting. Full-height cabinetry incorporates a fridge/freezer and further storage. Aluminium glazing floods the dining area with light and opens onto the rear garden.

A large ground floor gym, utility, and shower room add further versatility with garden access.

The first floor offers three double bedrooms, including a principal suite with en-suite shower room, marble sink, and freestanding roll-top bath in the bay window. A stylish family bathroom features twin marble sinks, marble floor, and a walk-in shower.



| Energy Efficiency Rating  |           |
|---|-----------|
| Current   | Potential |
| Very energy efficient - lower running costs                     |           |
| (92 plus) A   |           |
| (81-91) B   |           |
| (69-80) C   |           |
| (55-68) D   | 58        |
| (39-54) E   | 63        |
| (21-38) F   |           |
| (1-20) G  |           |
| Not energy efficient - higher running costs                     |           |
| EU Directive 2002/91/EC   |           |
| England & Wales   |           |
| 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 |           |
| EU Directive 2002/91/EC   |           |
| England & Wales   |           |

### 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



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

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**LOCATION**

Malton is a charming market town in North Yorkshire, often referred to as "Yorkshire's Food Capital" due to its thriving food scene, independent eateries, and regular food markets. Nestled on the edge of the Howardian Hills, an Area of Outstanding Natural Beauty, Malton offers a blend of historic character, countryside charm, and modern convenience.

The town boasts excellent transport links, with a train station providing easy access to York, Leeds, and beyond, as well as proximity to the A64 for road travel. Residents enjoy a welcoming community, a variety of boutique shops, and access to scenic walking trails along the River Derwent. With a mix of period properties, modern developments, and countryside retreats, Malton is an ideal location for those seeking a blend of rural tranquility and vibrant local culture.

**ENTRANCE HALL**

**SITTING ROOM**

12'10" x 16'11" (3.93 x 5.16)

**DINING ROOM**

12'5" x 13'3" (3.79 x 4.04)

**BOOT ROOM**

6'7" x 19'5" (2.02 x 5.93)

**KITCHEN**

18'0" x 23'3" (5.5 x 7.11)

**UTILITY**

5'10" x 8'2" (1.79 x 2.51)

**GROUND FLOOR SHOWER ROOM**

**GYM**

**BEDROOM ONE**

12'10" x 16'11" (3.93 x 5.16)

**FIRST FLOOR LANDING**

**BEDROOM TWO**

12'5" x 13'3" (3.79 x 4.06)

**FAMILY BATHROOM**

**BEDROOM THREE**

12'0" x 11'11" (3.66 x 3.65)

**EN-SUITE**

**BEDROOM FOUR**

11'4" x 17'1" (3.46 x 5.21)

**SECOND FLOOR LANDING**

**BEDROOM FIVE**

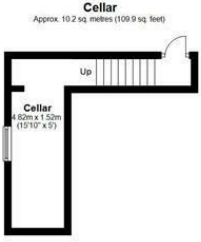
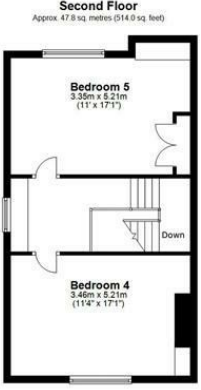
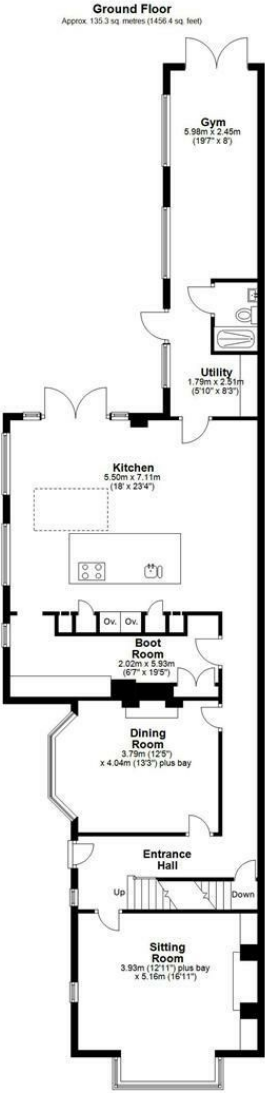
10'11" x 17'1" (3.35 x 5.21)

**CELLAR**

15'9" x 4'11" (4.82 x 1.52)

**EPC RATING D**

**COUNCIL TAX BAND E**



Total area: approx. 274.1 sq. metres (2949.9 sq. feet)  
7 Broughton Rise, Malton