



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	72	
(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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Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398



## Wintringham Barn, Wintringham Barn, Wintringham, Malton, Yorkshire, YO17 8HX

### Offers in excess of £550,000

**\*\*PLEASE VIEW OUR VIDEO SHOWCASING THE VERY SPECIAL SETTING OF WINTRINGHAM BARN\*\***

Wintringham Barn is a very attractive traditional chalk stone and brick barn with spectacular views of the Wolds and neighbouring farmland. Offered with no onward chain, this beautiful home is a unique treasure located in this prime position within the quaint village of Wintringham.

This carefully considered layout is oriented towards stunning views, overlooking outstanding scenery. In brief, the property comprises; entrance hallway, guest cloakroom, open plan kitchen with vaulted ceiling, utility room, study with shower (which could be converted into an en-suite bedroom, if desired) and a magnificent open living/dining room with log burner and floor to ceiling windows. To the first floor there is a master bedroom with vaulted ceiling, large window that overlooks open fields and, a separate en-suite shower room. There are also a further two bedrooms and house bathroom.

Outside, the property is set back from the road and is accessed via a shared driveway leading onto a private driveway with parking for multiple vehicles. The garden is predominately laid to lawn with a range of plants, raised beds and hedged borders. Externally the property benefits from a garage, pergola, log store and outbuildings, this charming home ticks all the boxes.

EPC Rating C





LOCATION

Wintringham is a traditional and peaceful village located approximately one ½ miles south of the A64 road. The village is nestled on the edge of the Yorkshire Wolds but enjoys quick access to Scarborough, Malton and York. The nearby village of Rillington offers a range of basic amenities including primary school, village shop and post office, a butchers, two pubs and a doctors' surgery.

ENTRANCE HALLWAY

Tiled flooring, radiator and power points.

KITCHEN

14'9" x 23'3" (4.52m x 7.11m)  
Vaulted beamed ceiling, French doors to front, windows to front and rear, tiled flooring, kitchen island with breakfast bar, range of wall and base units with sink, electric ovens, electric hob, integrated microwave, space for fridge/freezer, space for wine fridge, power points, TV point and radiator.

PANTRY

Power

GUEST CLOAKROOM

Low flush WC, wall hung sink, extractor fan, radiator and tiled flooring.

SITTING ROOM

17'7" x 34'8" (5.36m x 10.57m )  
French doors to front, windows to front & side aspects, beamed ceiling, feature fireplace with log burner, wall lights, power points and radiator.

UTILITY ROOM

7'6" x 7'1" (2.29m x 2.16m)  
Door to side, Velux window, tiled flooring, space for washing machine, boiler, fuse box, power points and radiator.

STUDY

7'6" x 9'8" (2.29m x 2.96m)  
Window to side aspect, shower cubicle, power points and radiator.

FIRST FLOOR LANDING

Velux window, airing cupboard, power points and radiator.

MASTER BEDROOM

17'7" x 19'1" (5.38m x 5.83m)  
Windows to front & side aspect, vaulted ceiling with beams, fitted wardrobes, power points and radiator.

MASTER EN-SUITE

Velux window, tiled floor, wall hung WC with vanity, wall hung sink with vanity, partly tiled walls, shower, shaver point and extractor fan.

BEDROOM TWO

11'2" x 10'7" (3.41m x 3.23m)  
Window to front aspect, beamed ceiling, power points and radiator.

BEDROOM THREE

11'1" x 9'10" (3.40m x 3.01m)  
Window to front aspect, beamed ceiling, fitted wardrobe, power points and radiator.

HOUSE BATHROOM

Velux window, bath with shower above and screen, tiled floor, partly tiled flooring, wall hung WC and sink with vanity, radiator and extractor fan.

OUTSIDE

Outside, the property is set back from the road and is accessed via a shared driveway taking you onto your own private driveway with parking for multiple vehicles. The garden is predominately laid to lawn with a range of plant and raised bed and hedged borders, Garage, pergola, log store and outbuildings, this charming home ticks all the boxes.

GARAGE

SERVICES

Oil fired central heating, mains water & drainage.

TENURE

Freehold.

COUNCIL TAX BAND D

