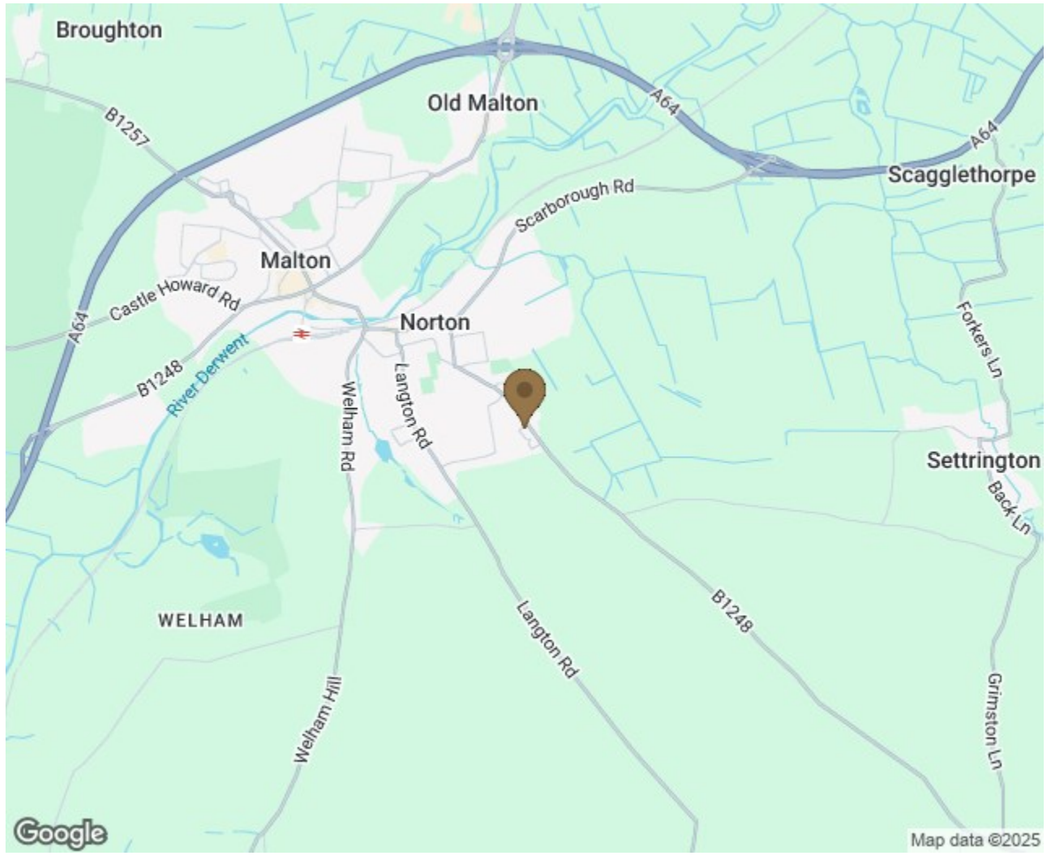
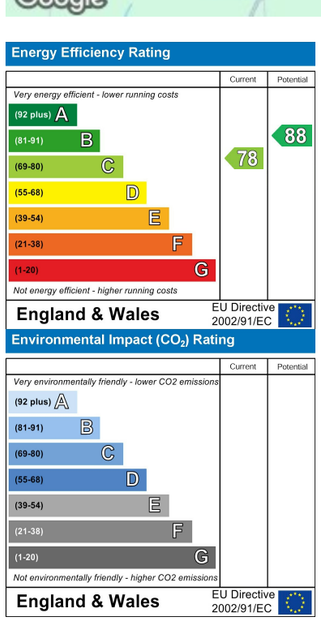



## Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: 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

The Property Ombudsman | naea | propertymark PROTECTED | safeagent

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

WILLOWGREEN
ESTATE AGENTS

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

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.

Upstairs, there are three generous double bedrooms, including a principal bedroom with en-suite shower room, along with a stylish house bathroom.

Externally, the property enjoys a low-maintenance front garden with driveway parking, while to the rear lies a private lawned garden with established borders, a paved patio for outdoor dining, and a timber shed for storage. With its quiet setting, modern interiors and excellent layout, 12 Farm View is a superb home in a sought-after location.

EPC Rating C

**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**

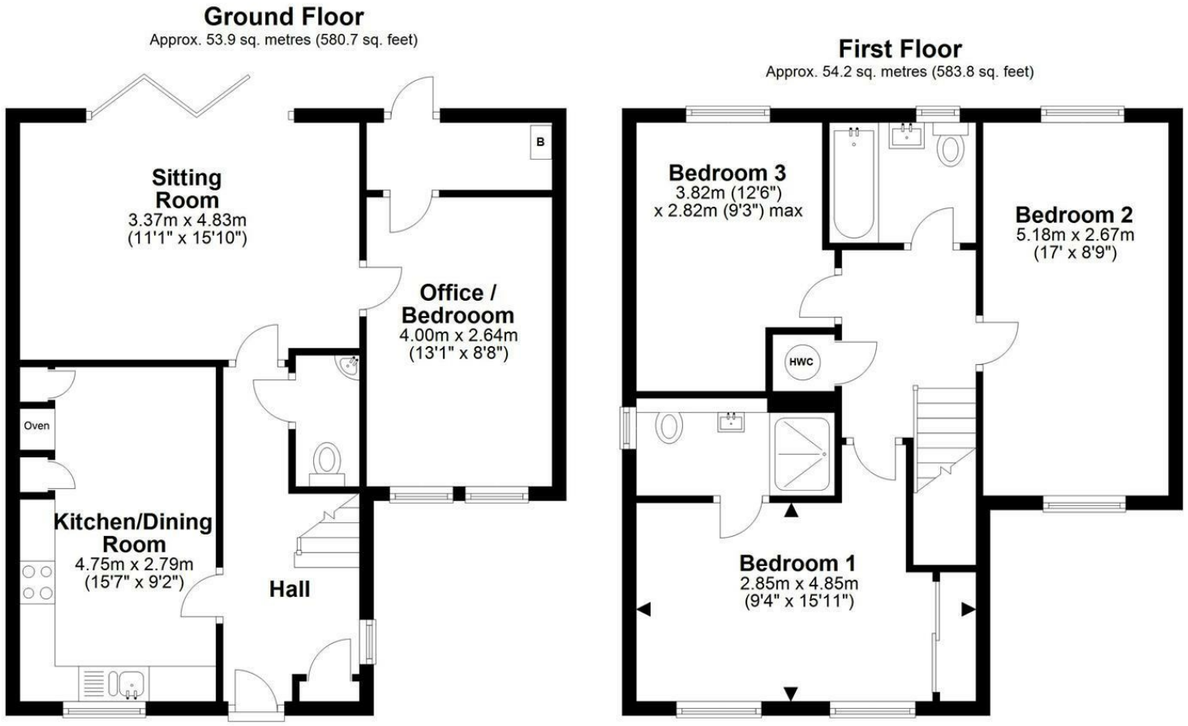
**EPC RATING C**

**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.




Total area: approx. 108.2 sq. metres (1164.5 sq. feet)

**12 Farm View, Norton**