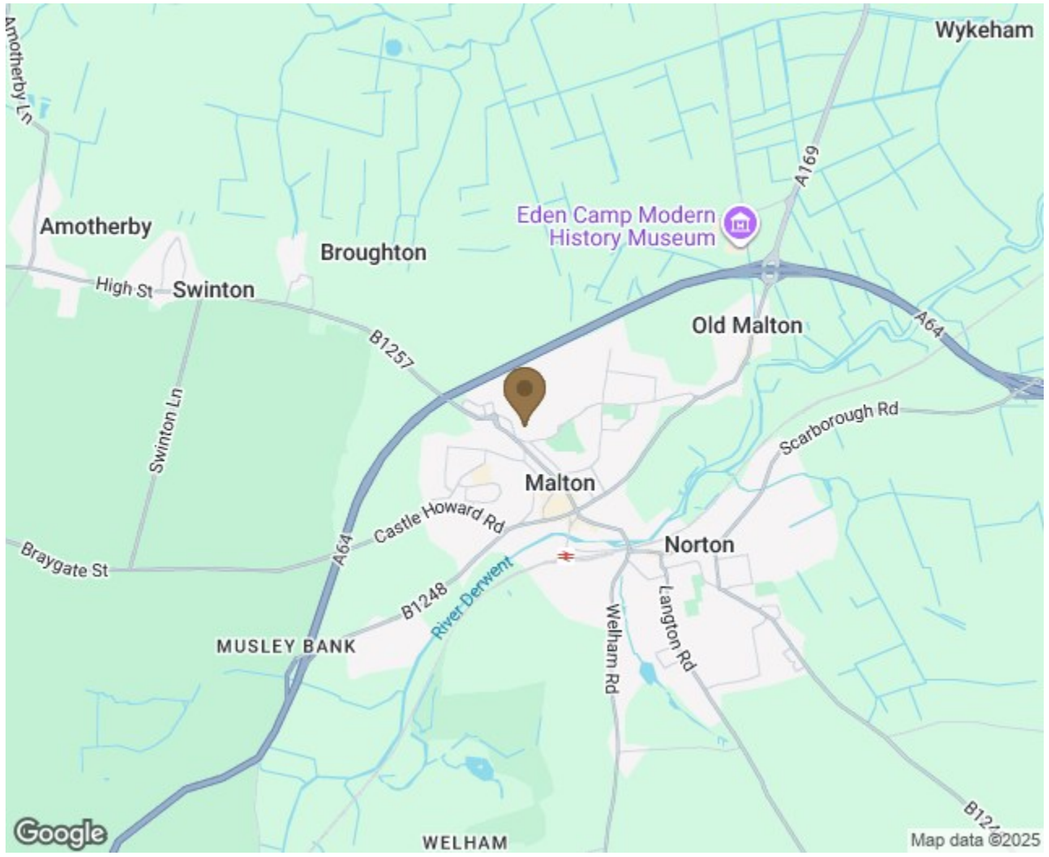
WILLOWGREEN

ESTATE AGENTS



# 1 Pasture Cottages, Outgang Road, Malton, YO17 7BR
# Guide price £410,000

Stunning contemporary home with innovative design features

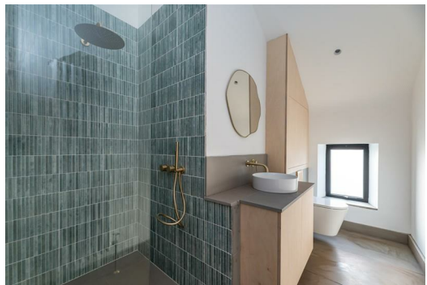
One of 3 individually designed properties. this beautifully designed three-bedroom home seamlessly blends modern innovation with luxurious comfort. Boasting an 'A' rated EPC for exceptional energy efficiency, it features underfloor heating to the ground floor, ensuring warmth and style throughout.

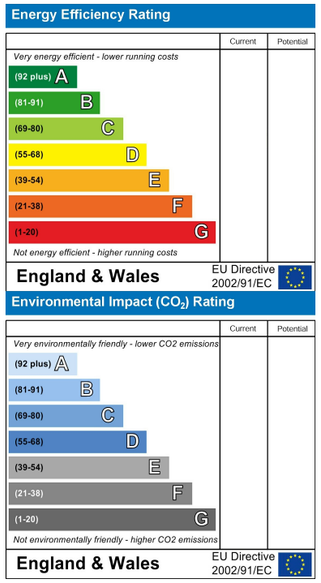
At the heart of the home is a bespoke-designed kitchen, complete with premium integrated appliances, sleek finishes, and a seamless flow into the open-plan living space. Expansive bifold doors open onto the landscaped garden, where pleached trees and terraced levels create a tranquil outdoor retreat.

The sitting room and bedrooms are elegantly finished with carpets. A floating staircase leads to the upper level, where the state-of-the-art bathroom boasts a bespoke bath, rainfall shower with timber beam detailing, and matt black sanitary ware for a striking contemporary look. The master bedroom is a true sanctuary, featuring an ensuite with a sliding barn door and a walk-in wardrobe.

Practicality meets style with a dedicated utility room and integrated storage solutions throughout. Outside, a resin driveway provides ample parking to the front, completing this exceptional modern home.

A perfect blend of cutting-edge design and everyday luxury—this home must be seen to be fully appreciated.






## 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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**KITCHEN/DINING**
10'8" x 27'6" (3.26 x 8.4)

**SITTING ROOM**
12'5" x 10'9" (3.8 x 3.28)

**HALLWAY**

**UTILITY**

**CLOAKROOM**

**STAIRS/LANDING**

**BEDROOM 1**
13'6" x 12'7" (4.12 x 3.85)

**EN-SUITE**

**BEDROOM 2**
9'8" x 14'6" (2.97 x 4.44)

**BEDROOM 3**
7'2" x 10'11" (2.19 x 3.35)

**BATHROOM**

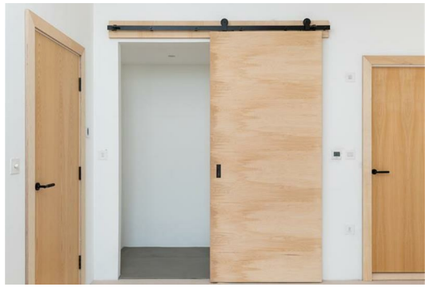
**OUTSIDE**

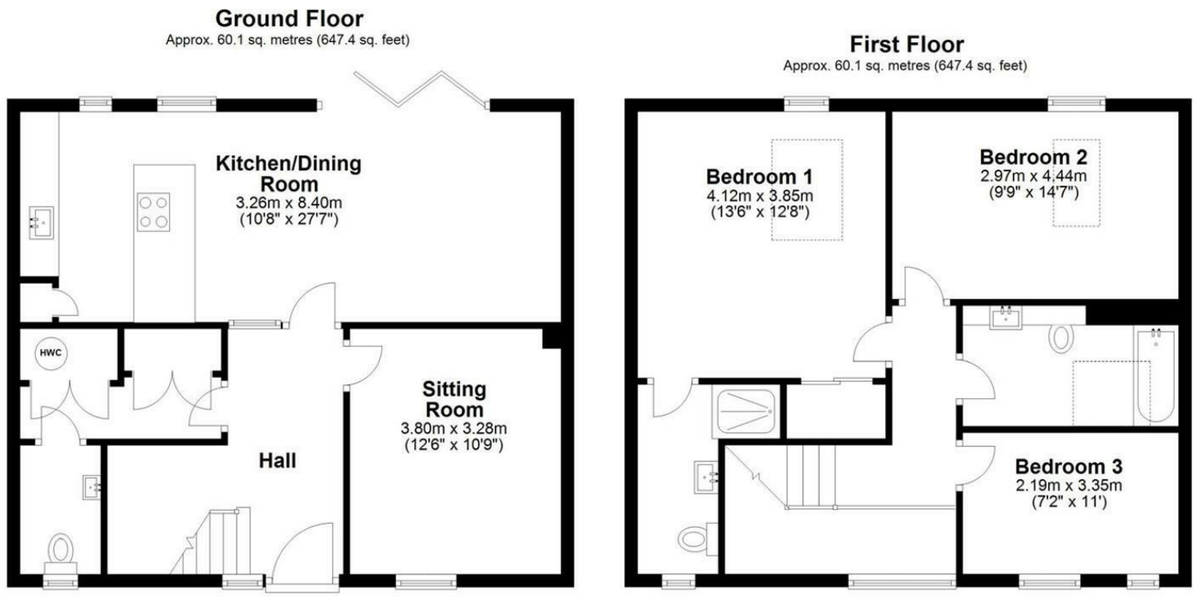
**COUNCIL TAX BAND TBC**

**EPC RATING A**

**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.






Total area: approx. 120.3 sq. metres (1294.8 sq. feet)
**1 Pasture Cottage, Malton**