



| Energy Efficiency Rating | | |
|------------------------------------------------------------|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | 100+ |
| (81-91) B | 82 | |
| (69-80) C | | |
| (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 ₂) Rating | | |
|--------------------------------------------------------------------------------|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ 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

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



1, The Courtyard, Wilton, YO18 7JY Guide price £375,000

Nearing Completion – Unit One, The Courtyard, Wilton
Exceptional Single Storey Living in a Unique Village Setting

Positioned proudly at the head of this exclusive new development by Tri-Core Developments, Unit One is a beautifully crafted, stone-built home offering over 1,400 sq ft of thoughtfully designed single-storey accommodation. Blending timeless architecture with contemporary comfort, this unique property sits within a peaceful rural village setting, ideally located just a short drive from Thornton-le-Dale, Pickering and Malton.

The accommodation flows seamlessly from a welcoming entrance hall into an impressive open-plan kitchen, living and dining space, where three sets of sliding doors open directly onto a sheltered, west-facing courtyard garden, perfect for soaking up the afternoon sun. The stylish kitchen is fitted with elegant quartz worktops and integrated Bosch appliances, supported by a separate utility room.

There are up to three bedrooms, providing flexible space for guests, family or home working, alongside a beautifully finished bathroom. Comfort is ensured with underfloor heating, powered by an efficient air source heat pump, and all windows and doors are finished in cream composite UPVC for warmth and energy efficiency. The property boasts an impressive EPC rating of 'B'.

Outside, the private landscaped courtyard offers an inviting outdoor space for relaxing or entertaining, while a paved and gravelled driveway provides off-street parking for two vehicles.

A rare opportunity to enjoy refined, modern living with countryside charm, all set within an exclusive development and surrounded by the very best of North Yorkshire's villages, moors and coastal attractions.



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6-8 Market St, Malton, North Yorkshire YO17 7LY

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398



LOCATION

Wilton is a peaceful and picturesque rural village just six miles from the historic market town of Pickering. Surrounded by open countryside, it offers a true sense of tranquillity while remaining within easy reach of local amenities. Pickering, known as the gateway to the North York Moors, provides excellent shops, cafés, schools and transport links, including the heritage steam railway and access to the stunning national park. With the coast, countryside and charming villages nearby, Wilton is perfectly placed for enjoying the very best of North Yorkshire living.



LIVING ROOM

12'5" x 18'3" (3.8 x 5.58)



KITCHEN

21'11" x 20'4" (6.7 x 6.21)

UTILITY ROOM

6'0" x 7'3" (1.85 x 2.23)

GUEST CLOAKROOM

3'2" x 5'11" (0.97 x 1.82)

BATHROOM

10'6" x 6'7" (3.21 x 2.03)



HALLWAY

10'7" x 3'7" (3.23 x 1.1)



BEDROOM ONE

11'8" x 12'0" (3.57 x 3.67)



BEDROOM TWO

10'8" x 9'9" (3.26 x 2.99)

BEDROOM THREE

12'0" x 8'8" (3.67 x 2.66)

EPC RATING B

COUNCIL TAX BAND EXPECTED C/D

