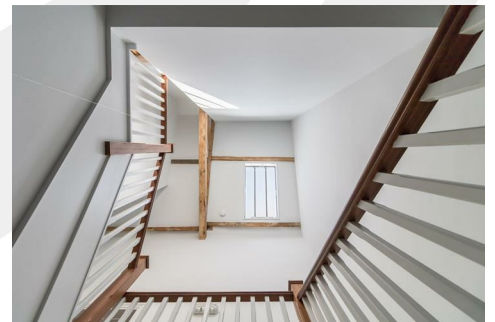




# WILLOWGREEN

ESTATE AGENTS



## 4 Sutton Farm Langton Road Malton, Yorkshire YO17 9PU

**Guide price £525,000**

Sutton Farm is a highly impressive Grade II Listed Building set around its own courtyard with elevated private terraces to the south overlooking beautiful wooded communal grounds. No 4 Sutton Farm is a three bedroom property within the exceptionally well-presented stone coach house/barn conversion and mixes the best of contemporary and traditional features. To the front is private parking and a large double garage. There is a large elevated south-facing terrace to the rear overlooking woodland and leading down to the stream and small weir.

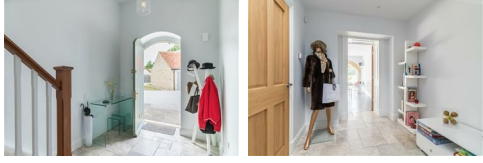
The property briefly comprises impressive entrance hall with double height ceiling, guest cloakroom, reception room, large kitchen/diner with centre island and separate utility with fully integrated appliances. To the first floor are three bedrooms, master with en-suite and dressing room and the house bathroom. Externally there is residents and visitors parking in the courtyard, garaging and private south facing terrace.

A private drive from Langton Road leads to Sutton Farm. There are five properties in a highly impressive Grade 11 listed former coach house/barn alongside three other individual newbuild/renovations. The barn itself was originally built in 1700s. The development, by Grantside, was nominated for numerous awards. Set in jointly owned woodland sloping down to the old fish farm on Mill Beck.

Sutton Farm is situated to the southern extremity of Norton leading towards the Wolds. The Towns of Malton and Norton offer an excellent and varied range of shops and both Primary and Secondary Schooling. The Railway Station provides links to the Intercity service at York and the A64 provides good road communications east and west.

EPC RATING C

## ENTRANCE HALL



Painted door to front aspect, feature flooring, radiator, telephone point, power points, stairs to first floor landing. To the front of the property, the original Yorkstone flags have been retained.

## RECEPTION ROOM

15'09 x 13'05 (4.80m x 4.09m)



Double glazed window to front aspect, radiator, telephone point, power points and tv point. Bespoke handmade shutters made for the windows and painted in the same colour as the front door.

## GUEST CLOAKROOM

Feature flooring, radiator, low flush WC, wall hung basin.

## KITCHEN/DINER

18'10 x 13'02 (5.74m x 4.01m)



Shaker cream kitchen with worktops, island with pop up socket and breakfast bar, tiled splashback, integral dishwasher, double electric oven, gas five burner hob, extractor hood, extractor fan and power points. Tiled flooring and barn style windows overlooking the south facing terrace.

## UTILITY ROOM

6'09 x 10'09 (2.06m x 3.28m)



Tiled flooring, range of wall and base units with worktops, integrated under counter fridge and freezer and integrated washing machine, stainless steel sink and tap, tiled splashback, power points, radiator and extractor fan

## TERRACE



Outside lighting, south facing, original Yorkshire flags, views over the rear courtyard and woodland. External space is exceptionally quiet and idyllic, the maintained private mature woodland, teeming with birds and leading down to the stream.

## MASTER BEDROOM

12'00 x 12'11 (3.66m x 3.94m)



Exposed beams, window to rear aspect with stunning views across the woodland, radiator, tv and power points. This room also benefits from an en suite and separate dressing room area.

## DRESSING ROOM

Spacious walk in dressing room with room with radiator.

## ENSUITE



En-suite to master bedroom with tiled flooring, towel rail, low flush wc, wash hand basin, bath with over head shower, shaving point and extractor fan

## BEDROOM TWO

12'05 x 13'07 (3.78m x 4.14m)



The largest room in the house with exposed beams, stunning ceiling height, window to front aspect with shutters, radiator, power points and tv point.

## BEDROOM THREE

10'07 x 11'01 (3.23m x 3.38m)



Window to front aspect with shutters, exposed beams, radiator and power points.

## SHOWER ROOM



Large shower with tiled flooring and fully tiled walls, low flush wc and wash hand basin, shaver point and extractor fan.

## SERVICES & ADDITIONAL INFORMATION

Mains gas, water and electricity. Seven years remaining on the developers underwritten guarantee. Maintenance charges are for all the common areas (driveway to Langton Road, courtyard gravel area, woodland, landscaped areas, car parking, the private drainage to public sewer, external lighting) The management is done in house, using contractors. All residents are equal shareholders in the management company. The monthly cost is £50 each and a surplus has been accrued.

## COUNCIL TAX BAND E

## TENURE

Freehold

## DOUBLE GARAGE

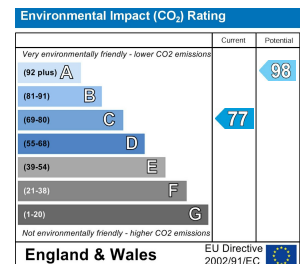
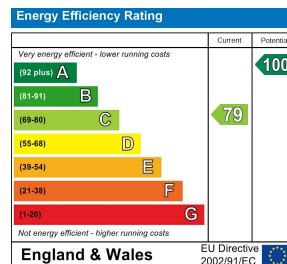
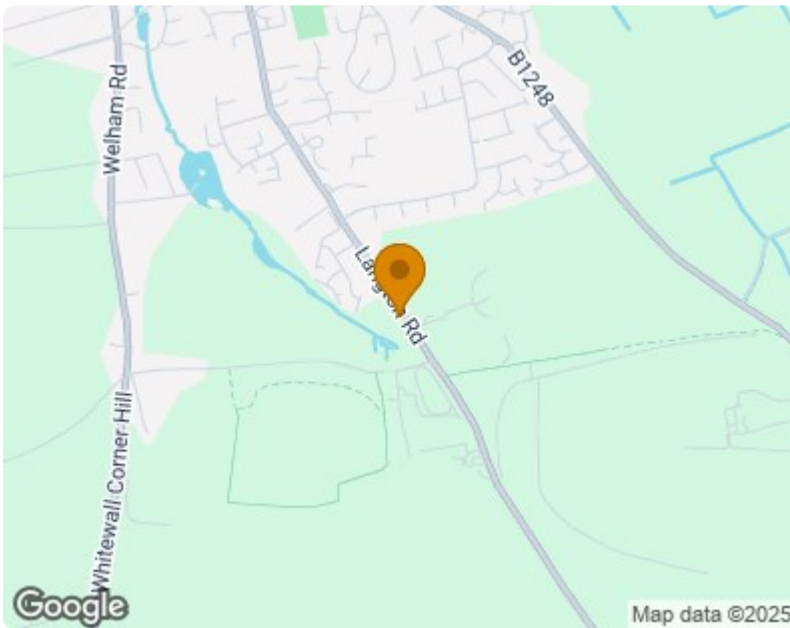


The garages have been converted from the former Sutton Farm Cart sheds with original stonework and clay pantiles and are also listed of historical interest and merit.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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