

Energy Efficiency Rating	
Current	Potential
76	79

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

### 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.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515

## Walnut House, 70a Middlecave Road, Malton, North Yorkshire, YO17 7NE Guide price £1,500,000

\*A Visionary Family Home of Architectural Brilliance\*

Walnut House is an exceptional contemporary house designed by award winning architects Bramhall Blenkarn. Located on one of the most favoured locations in Malton.

Step inside this breathtaking five-bedroom detached residence, where cutting-edge architecture meets luxurious family living. Designed to embrace natural light at every turn, this striking home features expansive glazing and a double-height atrium, creating an atmosphere of space and sophistication.

#### Ground Floor: A Private Haven of Indulgence

The principal master suite is a true retreat, complete with a dressing room, sleek shower room, and a private gym. A freestanding roll-top bath, perfectly positioned to overlook the landscaped garden, adds a touch of spa-like serenity. An additional ensuite bedroom, a cinema room, and a well-appointed utility room complete this level, offering convenience and indulgence in equal measure.

#### First Floor: The Social Heart of the Home

At the core of this exceptional residence is an open-plan kitchen and dining area, seamlessly flowing onto a wrap-around terrace, perfect for alfresco entertaining. A striking sitting room, enhanced by high ceilings and a contemporary inset gas fireplace, provides a stylish yet inviting space. A study and welcoming hallway further enhance the sense of grandeur and functionality. Bedroom 5 is accessed here with a mezzanine level, ideal as a reading nook or creative retreat, balcony onto the front.

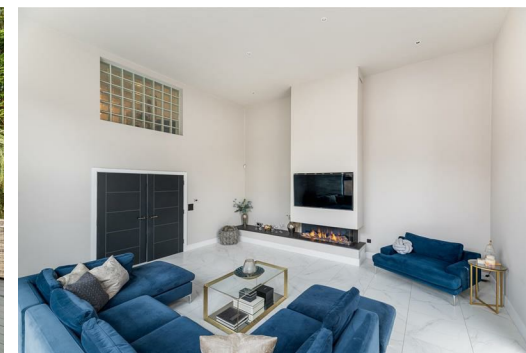
#### Second Floor: Elevated Elegance



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

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## GROUND FLOOR

Underfloor heating throughout.

## RECEPTION HALL

Floor to ceiling, underfloor heating.

## CINEMA ROOM

14'6" x 14'1" (4.44 x 4.3)

8 seats, projector screen, sound system.

## GROUND FLOOR BEDROOM SUITE

23'7" x 14'1" (7.2 x 4.31)

Sliding doors onto the garden, freestanding bath on tiled floor.

## GROUND FLOOR BEDROOM EN SUITE

Wall hung vanity with ceramic gold sink, electric mirror, towel rail, underfloor heating, shower.

## GROUND FLOOR DRESSING ROOM

17'6" x 11'8" (5.35 x 3.58)

## GYM OFF GROUND FLOOR SUITE

16'11" x 14'4" (5.18 x 4.37)

## UTILITY ROOM

16'0" x 10'1" (4.88 x 3.09)

Plumbed for washing machine, dryer, sink.

## GUEST CLOAKROOM

Wall hung vanity unit with gold sink, wall hung WC.

## GROUND FLOOR BEDROOM FOUR

14'6" x 9'4" (4.44 x 2.85)

## EN-SUITE FOUR

Wall hung vanity sink, towel rail, shower, wc.

## FIRST FLOOR HALL

8'4" x 22'6" (2.55 x 6.87)

Side entrance hall with large glazed door. Stairs up to;

## SITTING ROOM

19'3" x 19'5" (5.88 x 5.94)

Floor to ceiling glazing onto front and side aspects, media wall with gas fire inset, double doors onto landing, glazed window onto top landing.

## STUDY

15'11" x 18'3" (4.87 x 5.57)

## KITCHEN

19'5" x 22'11" (5.94 x 7)

German kitchen, liebherr fridge, freezer, full size wine cooler, quooker hot water tap, counters lit, induction hob,

## WRAP ROUND BALCONY

24'2" x 40'0" (7.38 x 12.21)

## SECOND FLOOR

## MASTER BEDROOM

13'2" x 13'11" (4.02 x 4.25)

Floor to ceiling windows, sliding door through to ensuite.

## MASTER EN-SUITE

Fully tiled, towel rail, wall hung vanity unit, mirrored vanity cupboard, shower, underfloor heating. Leads to dressing room.

## WALK IN WARDROBE/DRESSING ROOM

17'4" x 16'6" (5.3 x 5.03)

Bespoke handmade open wardrobes, sensor lights, cabinets lit.

## BEDROOM FIVE

8'3" x 15'5" (2.53 x 4.7)

With spiral staircase to mezzanine.

## MEZZANINE

7'6" x 8'3" (2.29 x 2.53)

TV power points.

## DOUBLE GARAGE

19'6" x 19'8" (5.96 x 6.00)

Double garage doors, electric, water cylinder, water tap.

## OUTSIDE

Driveway parking to the front, double garaging, two entrances, landscaped gardens, terraces, swim spa, outside garden toilet, boiler room, garden lighting, security lighting, outside taps, electric points.

## SWIM SPA WITH HOT TUB

Installed in 2021, hot tub seats 8. Swim spa with jets.

## GARDEN ROOM WITH BAR

Located at the bottom of garden, fridges, wine fridge, kitchen sink with hot & cold water, electric, bi folding doors.

## SERVICES

Mains gas, water and electricity.

## TENURE

Freehold.

## COUNCIL TAX BAND G

