



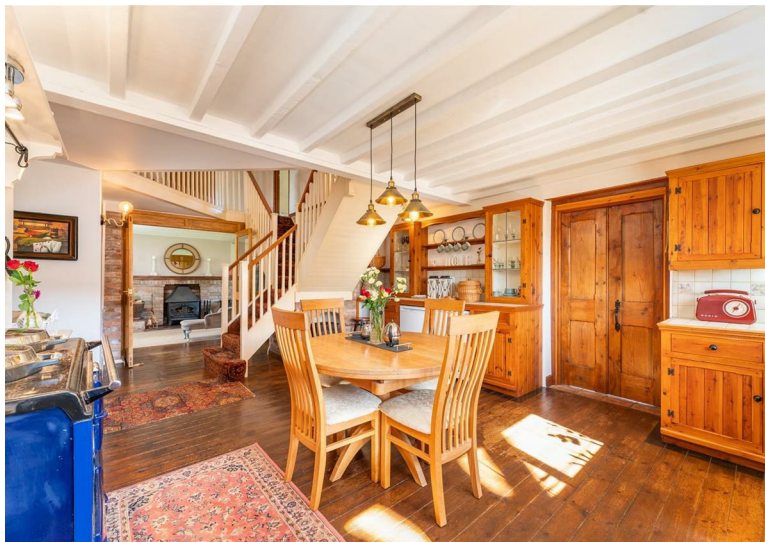
The Old School
Malton, YO17 8HX
Guide price £550,000


WILLOWGREEN
ESTATE AGENTS

The Old School is a skilfully converted former village school, originally built in 1892 and retaining much of its distinctive character, with tall fluted brick chimneys and a steeply pitched roof. Offering spacious and flexible accommodation over two floors, the property is ideally suited for family living or those seeking a unique home with charm and history. Inside, the layout includes two generous reception rooms, three well-proportioned bedrooms, house bathroom, including a ground floor cloakroom with shower and boot room. The main sitting room features a dining area, while the dining kitchen is equipped with a Aga, adding a warm and traditional touch. A snug or study offers a quiet retreat, complemented by a useful utility room.

Throughout the property, period features such as beamed ceilings, stripped floorboards, and stone flagged floors enhance the welcoming and characterful atmosphere. The home is presented to a high standard, warmed by oil-fired central heating and filled with natural light.

Set on the edge of the village, the property enjoys lovely open views across surrounding farmland. The large, beautifully maintained gardens are a true highlight, with extensive lawned areas, mature shrubs, colourful flower beds, and patio seating spots for enjoying the tranquil setting. A particular delight is the enclosed orchard, home to a variety of apple and pear trees. Practicality is well catered for with ample driveway parking and an attached double garage, making this a rare opportunity to own a unique and beautifully maintained village home in a picturesque rural setting.









Total area: approx. 233.5 sq. metres (2513.6 sq. feet)
The Old School, Wintringham



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	



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