

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	98	100
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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](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



## The Barn, Outgang Road, Malton, North Yorkshire, YO17 7BR £550,000

The Barn is a unique, architecturally designed three-bedroom, three-bathroom barn conversion in Malton. Set in landscape gardens, this beautiful home has been exquisitely designed to the highest of specifications. This expertly converted barn combines contemporary design with unique architectural features and high-quality finishes. Every detail has been carefully considered to create a practical and distinctive home, set within beautifully landscaped gardens.

The Barn is super energy efficient and has achieved an 'A' EPC rating. During the conversion, care was taken to retain original features such as exposed stonework and original roof trusses. The Barn has been extended to the rear and a modern glazed link to the side, connecting two bedrooms to the ground floor living space.

Polished sandstone flooring finishes the ground floor, which also includes underfloor heating throughout. The development was completed in 2024 by local well regarded developers, Bear Builders Ltd.



01653 916 600 | [enquiries@willowgreenestateagents.co.uk](mailto:enquiries@willowgreenestateagents.co.uk)

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

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KITCHEN/DINING

18'8 x 12'7 (5.69m x 3.84m)  
Polished sandstone floor, underfloor heating, Scandi-inspired kitchen, island unit with power points and feature lighting, integrated oven, wine fridge, dishwasher, hob and fridge freezer. Velux windows. Door leading to utility and shower room.

LIVING

Polished sandstone floor, underfloor heating, TV point, window overlooking garden, stairs leading to first floor.

UTILITY ROOM

Polished sandstone floor, underfloor heating, range of units, plumbing for washing machine Door leading to shower room.

SHOWER ROOM

Fully tiled wet room, rainfall shower, hand held rinse, Douglas Fir panelling, limestone tiles, concealed cistern, wall hung WC and wash hand basin.

MEZZANINE/STUDY AREA

10'3 x 12'2 (3.12m x 3.71m)  
Carpeted stairs leading to break out living space/study area, feature beams over galleried mezzanine. Walkway leading to bedroom three.

BEDROOM THREE

10'2 x 11'9 (3.10m x 3.58m)  
Feature structural beams, carpet, school style radiator, wall lighting, Velux window.

GLAZED LINK

Corten steel pivot door leading into glazed link. Steel and glazed structure leading to two principal bedrooms, polished sandstone floor, underfloor heating, overlooking landscaped garden.

BEDROOM TWO

12'11 x 12'10 (3.94m x 3.91m)  
Accessed from glazed link, underfloor heating, carpet, wall lighting, recessed spotlights, walk in wardrobe with lighting, door to ensuite.

ENSUITE TWO

Cedar wood finishes, limestone and Lusso Stone fittings., wall hung WC and wash hand basin, double shower, underfloor heating.

MASTER BEDROOM

9'7 x 15'6 (2.92m x 4.72m)  
Accessed from glazed link, double height space with freestanding bath, conservation rooflight, underfloor heating, carpet, wall lighting, recessed spotlights, walk in wardrobe with lighting, door to ensuite.

MASTER ENSUITE

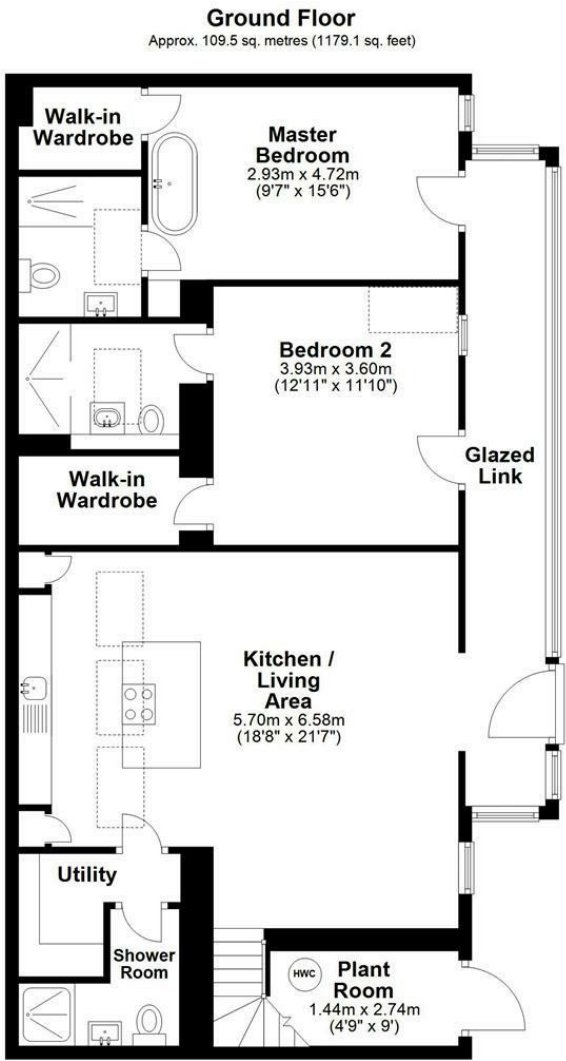
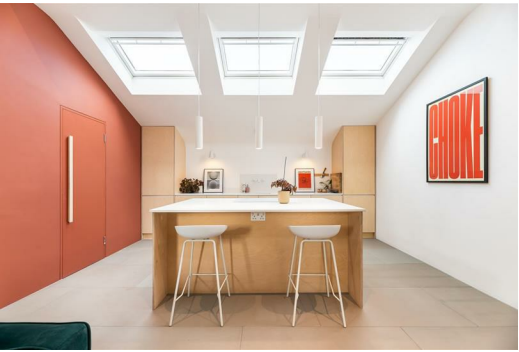
Cedar wood finishes, terazzo and matchstick tiles, wall hung WC and wash hand basin, double shower, mirror with de-misting heat pad, underfloor heating.

PLANT ROOM

4'9"x 9' (1.45mx 2.74m)  
Plant room containing 8KW Daikin Air source heat pump, secure storage space, heated so ideal for indoor laundry airing,

OUTSIDE

Stone resin driveway to front of Barn, Corten steel accents are used externally, also on the raised flower beds, and a fully custom Corten steel pivoting front door. Landscaped garden with pleached hollies, copper beech trees, and the original corn mill reclaimed from The Barn.



Total area: approx. 136.6 sq. metres (1470.7 sq. feet)  
**The Barn, Malton**

