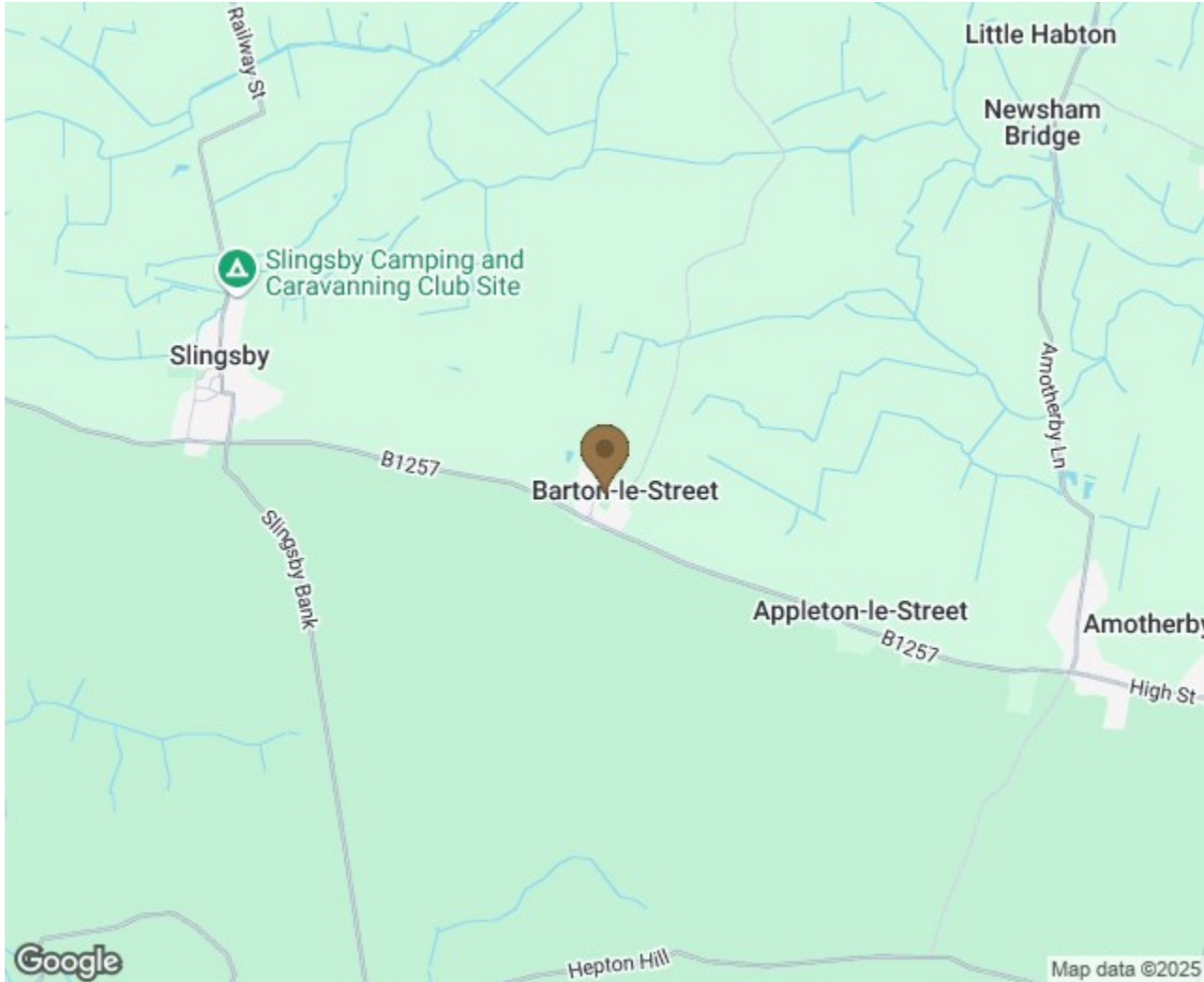




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	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 

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



Jasmine Cottage, Main Street, Barton Le Street, North Yorkshire, YO17 6QB

Guide price £525,000

Charming 3-Bedroom Barn Conversion Overlooking the Village Green

Nestled in an idyllic village setting, this beautifully positioned three-bedroom cottage offers a perfect blend of character and modern comfort. Overlooking the picturesque village green, the home welcomes you with a charming hallway featuring fair-faced brick detailing and timber-panelled doors, setting the tone for the warmth and charm throughout.

The thoughtfully designed ground floor boasts a modern kitchen with integrated Miele appliances and a spacious dual-aspect sitting room, complete with a cosy log burner and an wrap around timber mantle. A convenient downstairs cloakroom and understairs storage add to the practical appeal.

Upstairs, a galleried landing leads to three delightful bedrooms, each enhanced by exposed beams. The principal bedroom benefits from an ensuite bathroom, while the family bathroom features a striking wash hand basin, adding a unique touch of style.

Outside, the enchanting cottage garden provides a serene space to relax and unwind, perfectly complementing the home's tranquil setting. A double garage with power offers excellent storage and parking options.

This characterful property, set in a truly picturesque location, presents an exceptional opportunity to enjoy village life in a beautiful and well-appointed home.



LOCATION
Barton-le-Street is a charming and picturesque village in North Yorkshire, nestled within the rolling countryside of the Howardian Hills Area of Outstanding Natural Beauty. With its historic stone cottages, tree-lined streets, and peaceful rural atmosphere, the village offers an idyllic setting for those seeking a tranquil yet well-connected location.

Just a short drive from the market town of Malton, Barton-le-Street benefits from excellent local amenities, including independent shops, restaurants, and transport links. The village itself boasts a rich heritage, with the beautiful St. Michael’s Church at its heart, adding to its character and appeal.

Surrounded by stunning countryside, residents can enjoy scenic walks, cycling routes, and easy access to nearby attractions such as Castle Howard and the North York Moors. Barton-le-Street is the perfect location for those looking for a quintessential English village lifestyle with modern conveniences within easy reach.

KITCHEN
13'6" x 8'5" (4.12 x 2.58)

DINING ROOM
13'4" x 9'2" (4.07 x 2.81)

LIVING ROOM
11'3" x 18'11" (3.44 x 5.79)

HALLWAY
3'2" x 4'6" (0.98 x 1.39)

WC
3'1" x 5'8" (0.95 x 1.74)

BEDROOM ONE
10'7" x 12'6" (3.24 x 3.83)

BEDROOM TWO
13'2" x 8'9" (4.03 x 2.69)

BEDROOM THREE
9'9" x 9'6" (2.99 x 2.92)

BATHROOM (EN-SUITE)
10'5" x 5'9" (3.20 x 1.77)

BATHROOM
6'1" x 5'9" (1.86 x 1.77)

LANDING
12'7" x 3'1" (3.84 x 0.96)

COUNCIL TAX BAND E

