

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.

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WILLOWGREEN

ESTATE AGENTS



Appleton House, Appleton House, Slingsby, North Yorkshire, YO62 4BP

Guide price £595,000

Stunning 3-Bedroom New Build Cottage with Contemporary Charm

No onward chain

Welcome to this beautifully designed three-bedroom new-build cottage, where modern luxury meets timeless character. Nestled in a sought-after location, this stylish home boasts thoughtful design, high-end finishes, and versatile living spaces—perfect for families and professionals alike. Upon entering, a welcoming hallway leads to a cloakroom before opening into the heart of the home—a spacious dining kitchen, complete with a luxury fitted kitchen, granite worktops, and a central island unit. Double doors connect seamlessly to a bright and airy family room, featuring stunning timber sliding doors that lead to the landscaped garden, creating the perfect indoor-outdoor flow. A utility room, with direct personnel access to the garden, ensures practicality without compromising style. Upstairs, you'll find three generously sized double bedrooms, including a master suite with a stylish en-suite shower room. A further versatile room offers potential as a dressing room, home office, or study, while under-eaves storage ensures space is maximized throughout. Externally, the home benefits from driveway parking that passes under the property, leading to beautifully landscaped gardens and a purpose-built studio/garden room—ideal for a home office, gym, or creative space. This exceptional home is as comfortable as it is stylish. A truly special property, blending modern convenience with classic charm—early viewing is highly recommended!



LOCATION
Slingsby is a charming and sought-after village in North Yorkshire, offering a perfect blend of rural tranquillity and convenient amenities. Nestled on the edge of the Howardian Hills Area of Outstanding Natural Beauty, the village boasts a strong sense of community, a well-regarded primary school (Slingsby Community Primary School), a traditional country pub, and a village shop. The historic market towns of Malton and Helmsley are just a short drive away, providing further shopping, dining, and transport links. With its picturesque surroundings, excellent schooling, and easy access to York and the A64, Slingsby is an ideal location for families and those seeking a quintessential Yorkshire lifestyle.

HALLWAY

CLOAKROOM

DINING KITCHEN
24'8" x 13'5" (7.52 x 4.11)

FAMILY ROOM
19'3" x 14'0" (5.89 x 4.27)

UTILITY
8'5" x 8'2" (2.57 x 2.51)

BEDROOM 1
22'4" x 10'2" (6.81 x 3.1)

EN-SUITE

BEDROOM 2
18'6" x 10'5" (5.66 x 3.2)

BEDROOM 3
13'5" x 11'1" (4.11 x 3.4)

BATHROOM

DRESSING ROOM
7'8" x 7'3" (2.34 x 2.21)

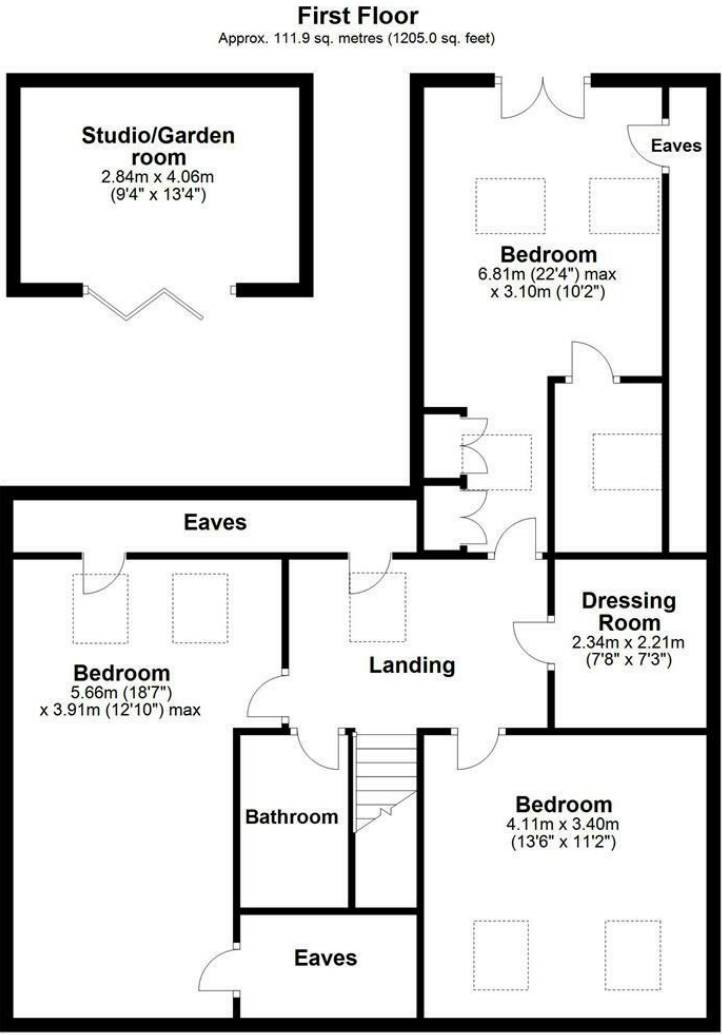
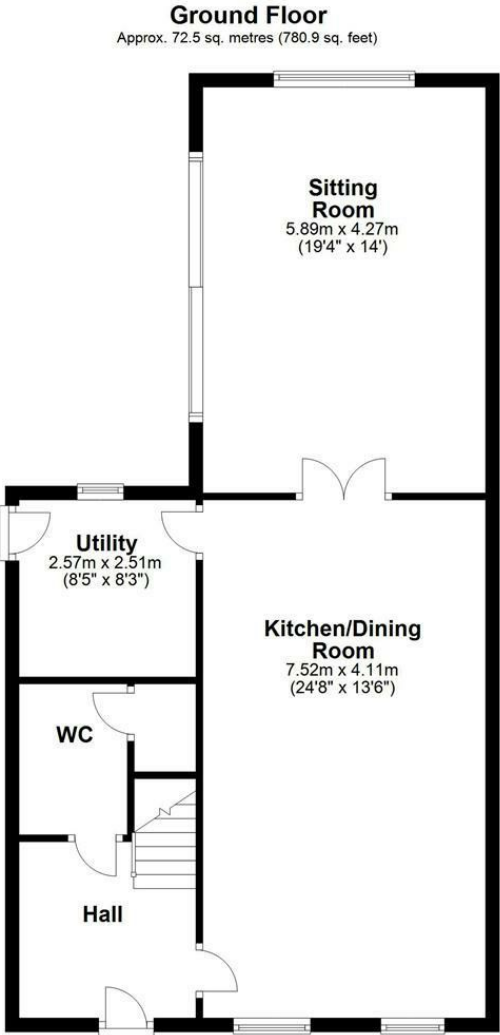
LANDING

STUDIO
13'3" x 9'3" (4.06 x 2.84)

OUTSIDE

EPC RATING C

COUNCIL TAX BAND F



Total area: approx. 184.5 sq. metres (1985.9 sq. feet)
Appleton House, Slingsby