WILLOWGREEN

ESTATE AGENTS

The Old Wheelhouse Newsham Lane, Malton, North Yorkshire YO17 6XB

A unique property and is one of the few remaining residential converted Wheelhouses in existence today. Converted in 1995 and further modernisation took place from 2018 to present day. Incorporating a barn conversion combining modern refinements with original period and character features. The property is surrounded by rolling farmland and overlooks its attractive gardens and a copse beyond.

The property briefly comprises; entrance hall, cloakroom, spacious drawing room with log burning stove, open plan dining kitchen/ utility room. To the first floor opens up to a galleried landing with a master bedroom with en- suite, two further double bedrooms and a house bathroom.

The gardens have been beautifully landscaped and lie mainly to the front of the house, consisting of well-stocked borders set around a lawn and several patio areas. There is an additional courtyard area to the rear and vehicle access is via a gated, gravelled driveway leading to an integral garage. The paddock is located on the opposite side of the access road and has been planted with a variety of trees.

Great Barugh Barugh is a civil parish in the Ryedale district of North Yorkshire, England, covering Great Barugh and Little Barugh. Great Barugh is located at a junction on the road between Malton and Kirkbymoorside. Barugh is about 15 miles west of Scarborough.

- Impressive 23ft Sitting Room
- Traditional Oak Beams
- Master Bedroom with Ensuite
- Wooded Copse
- Beautiful Landscaped Gardens
- Fully Moderised Kitchen
- Log Burner

Offers in the region of £530,000

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ENTRANCE HALL
13'6" x 7'0" (4.14 x 2.15)
Access to the living accommodation and stairs to the first floor. Slate floor

CLOAKROOM
3'2" x 7'4" (0.98 x 2.24)
Low flush wc, wash hand basin, extractor fan and radiator, slate floor.

SITTING ROOM
23'2" x 25'3" (7.08 x 7.71)
Set within The Old Wheelhouse itself, this impressive room with its vaulted ceiling and exposed beams is the real heart of this wonderful property with its original exposed brickwork. Double glazed windows and double French doors out onto the garden providing views of the front garden and surrounding countryside. Timber beams add to the ambience of this super space. Fitted bookcases. Exposed brick fireplace with wood burning stove, TV points, power points. Ample space for dining. Laminated wood effect flooring throughout.

KITCHEN/DINER
21'5" x 16'1" (6.55 x 4.92)
Bespoke fitted kitchen, integrated dishwasher, washer and dryer, integrated microwave and fitted American style Fridge/Freezer. Appointed with a delightful style of wall and base units complete with granite work surfaces, Belfast ceramic sink and drainer with mixer tap. Kitchen island with breakfast seating and six integrated drawers. Recessed gas and electric range oven, inserted into brick surround formerly fireplace. Slate floor. Double glazed window to the rear aspect. Stable door out onto rear garden.

GALLERIED LANDING
16'0" x 7'10" (4.9 x 2.4)
Velux window to the front aspect, feature window overlooking the sitting room, radiator and exposed beams.

BEDROOM ONE
10'7" x 17'11" (3.23 x 5.48)
A Bespoke range of fitted wardrobes, double glazed window to the front aspect, radiator and exposed beams, power points.

EN SUITE
4'11" x 6'0" (1.52 x 1.83)
Walk in shower, low flush WC towel radiator and wash hand basin with vanity unit. Underfloor heating.

BEDROOM TWO
13'3" x 8'3" (4.06 x 2.54)
With double glazed window to the rear aspect, radiator and power points.

BEDROOM THREE
8'11" x 9'4" (2.72 x 2.85)
Double glazed velux and radiator and power points.

HOUSE BATHROOM
6'3" x 6'9" (1.92 x 2.07)
Window to rear aspect, low flush WC, panel enclosed bath, walk in shower, sink with vanity unit, heated towel rail, radiator, underfloor heating.

LANDING
15'11" x 7'9" (4.86 x 2.38)
Radiator, power points.

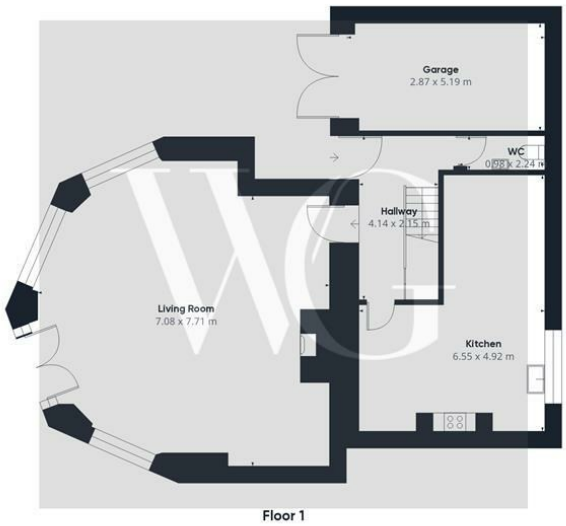
OUTSIDE
The property is approached via a private track from the main road. Directly in front of the house is a delightful garden that is mainly laid to lawn and planted with mature shrubs and plants. Across the access track is a separate enclosed copse of approximately 0.6 acres, with fruit and broadleaf trees, with a timber framed hexagonal studio, can be used for outside entertaining. Further additional land to the hedgerow, currently planted with various shrubs and trees. Covered porch attached to the house giving access to the garage. Also incorporated in the garden is a wooden shed and greenhouse.

GARAGE
16'8" x 9'2" (5.1 x 2.8)
Door, power and lighting.

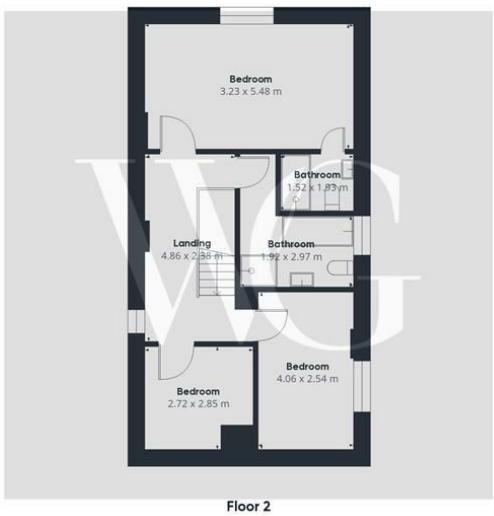
ADDITIONAL INFORMATION
-The property makes up approximately 3/4 of an acre of which 0.6 of an acre is a copse which has a tree preservation order.
-The property is protected by CCTV both the house and copse.

PARKING
Space for multiple vehicles.

SERVICES
Central heating boiler housed in the garage. This consists of an oil fired combi boiler recently fitted and installed. Instant supply of hot water on demand.



Floor 1



Floor 2

Approximate total area[1]

156.07 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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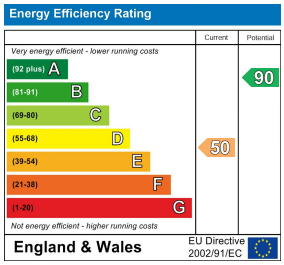

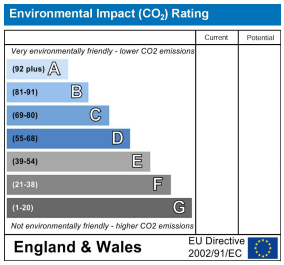

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