



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	74	
(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



01653 916 600 | enquiries@willowgreenestateagents.co.uk
6-8 Market St, Malton, North Yorkshire YO17 7LY
Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398

WILLOWGREEN

ESTATE AGENTS



2 Post Box Cottage, Butterwick, Malton, North Yorkshire, YO17 6PS

Guide price £450,000

Charming 3-Bedroom Semi-Detached Barn Conversion in Butterwick, Near Malton

Tucked away in the idyllic village of Butterwick near Malton, this beautifully presented 3 double bedroom semi-detached barn conversion offers a perfect blend of rustic character and modern comfort. The property features a spacious shaker-style breakfast kitchen complete with Belfast sink, wooden countertops, integrated dishwasher, and a range cooker—all enhanced by oak internal doors throughout.

The light-filled triple-aspect sitting room boasts an inviting log burner set within a feature fireplace with an oak mantle. A convenient downstairs cloakroom complements the ground floor layout. Upstairs, the principal bedroom enjoys its own en-suite, while the remaining bedrooms are served by a stylish modern family bathroom with a three-piece suite.

A large adjoining barn provides superb flexibility—currently used as a utility room with a first-floor hobby area, it could easily serve as a garage, studio, or workspace (subject to any necessary consents).

Oil-fired central heating and a thoughtfully designed interior make this a truly special home in a peaceful village setting, just a short drive from the thriving market town of Malton.



LOCATION
Butterwick is a peaceful rural village nestled in the scenic North Yorkshire countryside, offering a tranquil lifestyle surrounded by open fields and farmland. Just a short drive from Malton—Yorkshire’s renowned Food Capital—it combines countryside charm with convenient access to independent shops, eateries, and transport links. Ideal for those seeking quiet village living with a strong sense of community.

ENTRANCE HALLWAY
6'5" x 12'8" (1.97 x 3.87)
Tiled floor, power points, radiator.

GUEST CLOAKROOM
6'3" x 3'11" (1.92 x 1.21)
Low flush WC, hand wash basin with pedestal, heated towel rail, extractor fan.

KITCHEN
12'1" x 14'9" (3.7 x 4.5)
Window to side and aspect and door out onto rear courtyards, tiled flooring, range of fitted wall and base units with wooden worksurfaces, tiled splashback, ceramic sink, electric oven and hob with extractor over, power points, radiator.

LIVING ROOM
13'8" x 17'0" (4.18 x 5.2)
Window to front and side aspect, log burning stove with brick surround, power points, radiator.

LANDING
6'5" x 17'1" (1.97 x 5.23)
Radiator.

BEDROOM ONE
12'2" x 10'4" (3.72 x 3.15)
Window to rear aspect, TV point, power points, radiator.

BEDROOM ONE EN-SUITE
5'2" x 5'6" (1.59 x 1.69)
Window to rear aspect, fully tiled corner shower cubicle, low flush WC, hand wash basin, radiator, extractor fan.

BEDROOM TWO
14'0" x 8'11" (4.28 x 2.72)
Window to side aspect, power points, radiator.

BEDROOM THREE
14'1" x 7'9" (4.3 x 2.37)
Window to front aspect, power points, radiator.

HOUSE BATHROOM
6'6" x 5'6" (1.99 x 1.69)
Sky light. Fully tiled panel enclosed bath with overhead shower, hand wash basin with pedestal, low flush WC, extractor fan.

GARAGE WITH 1ST FLOOR ANNEXE
Two-storey building which currently has a utility space on ground floor and a further bedroom on first floor ideal for office space

COUNCIL TAX BAND D

TENURE
Freehold

