



3 The Courtyard
Wilton, YO18 7JY
Guide price £375,000



WILLOWGREEN
ESTATE AGENTS

Unit Three, The Courtyard, Wilton – Exceptional Two-Bedroom Single Storey Home with Generous Garden

Unit Three forms part of an exclusive collection of just seven beautifully designed homes by renowned local developers, Tri-Core Developments. Quietly positioned on the south-eastern edge of the development, this thoughtfully arranged single-storey home offers just under 1,000 sq ft of superbly finished accommodation, ideal for modern rural living. The property boast and impressive EPC rating of 'B'.

The spacious open-plan kitchen, dining and living area is light-filled and well-proportioned, perfect for both everyday comfort and entertaining. Two generous double bedrooms provide excellent flexibility, with the principal bedroom benefitting from a stylish en-suite shower room, while a separate main bathroom is finished to an equally high standard.

Stylish LVT flooring flows through the living areas, with plush fitted carpets adding comfort in both bedrooms. The kitchen is completed with quartz worktops, integrated Bosch appliances and sleek contemporary fittings throughout.

One of the highlights of this home is its substantial garden plot—featuring a landscaped courtyard and additional lawned garden which wraps around to the south and east, offering plenty of outdoor space and sunshine throughout the day. Driveway parking for two vehicles is also included.

Finished with air source heating, underfloor heating throughout, composite cream windows and doors, and exceptional attention to detail, this is a rare opportunity to secure an energy-efficient, low-maintenance home in a peaceful village setting.

Located in the tranquil village of Wilton, just a short drive from Thornton-le-Dale, Pickering and Malton, with the coast and North York Moors within easy reach—this is countryside living at its very best.



LOCATION
Wilton is a peaceful and picturesque rural village just six miles from the historic market town of Pickering. Surrounded by open countryside, it offers a true sense of tranquillity while remaining within easy reach of local amenities. Pickering, known as the gateway to the North York Moors, provides excellent shops, cafés, schools and transport links, including the heritage steam railway and access to the stunning national park. With the coast, countryside and charming villages nearby, Wilton is perfectly placed for enjoying the very best of North Yorkshire living.

HALLWAY	3'7" x 7'10" (1.11 x 2.41)
UTILITY ROOM	6'8" x 5'6" (2.05 x 1.69)
BATHROOM	5'6" x 6'7" (1.69 x 2.03)
BEDROOM TWO	10'9" x 12'6" (3.29 x 3.83)
KITCHEN/LIVING	12'10" x 35'7" (3.93 x 10.86)
BEDROOM ONE	12'9" x 10'5" (3.9 x 3.18)
EN-SUITE	7'8" x 4'3" (2.34 x 1.31)
EPC RATING B	
COUNCIL TAX BAND EXPECTED C/D	





