



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		 58	
(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			
Very environmentally friendly - lower CO ₂ emissions		 47	
(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



Barn House, South Back Lane, Terrington, North Yorkshire, YO6o 6PX

Guide price £675,000

Barn House, Terrington – A Distinctive Village Home in the Heart of the Howardian Hills

Tucked away in the picturesque village of Terrington, nestled within the Howardian Hills Area of Outstanding Natural Beauty, Barn House is a beautifully renovated stone-built property offering charm, versatility, and quality throughout. Thoughtfully designed and individually styled, this exceptional home blends character features with modern comfort, making it ideal for both full-time living and weekend retreats.

The accommodation unfolds from a welcoming entrance hall into a selection of versatile living spaces. The main sitting room is an inviting space with feature fireplace, perfect for quiet evenings or entertaining guests. A separate dining room offers ample space for more formal gatherings, while a further reception room to the rear provides flexible use as a ground floor bedroom or home office, complete with log burner and French doors opening to the private courtyard.

At the heart of the home lies an impressive open-plan kitchen, flooded with natural light from a vaulted ceiling and thoughtfully fitted with a range of quality units and appliances. A utility room and stylish ground floor shower room add to the home's practicality, along with a guest cloakroom.

Upstairs, three well-proportioned bedrooms are served by a smartly appointed family bathroom. Each room enjoys its own outlook over the surrounding village or gardens, enhancing the peaceful feel of this idyllic location.

Externally, the property boasts a beautifully enclosed, low-maintenance rear courtyard – a private suntrap perfect for outdoor dining or relaxation. A double garage, accessed from the rear, offers excellent secure parking and further storage.



LOCATION

Terrington, North Yorkshire – A Quintessential Village Setting in the Heart of the Howardian Hills

Nestled within the rolling landscape of the Howardian Hills Area of Outstanding Natural Beauty, Terrington is a highly sought-after village that perfectly captures the charm and tranquillity of North Yorkshire countryside living.

Beautifully set between the historic market towns of Malton and Helmsley, and within easy reach of York, Terrington is a thriving rural community with a strong sense of identity. The village is home to a range of amenities including a well-regarded preparatory and senior school, village shop and café, doctors surgery, active village hall with a popular year round Pickleball club and a parish church – all adding to the community spirit that makes Terrington so special.

Surrounded by scenic walking routes, farmland and woodland, the area offers a peaceful yet well-connected location ideal for both full-time residents and weekenders. Terrington is just a short drive to the A64, giving direct access to York and the wider motorway network, as well as the railway stations at Malton and York offering fast links to London.

With its unspoilt views, traditional stone buildings, and thriving community, Terrington offers the perfect balance of countryside charm and modern convenience.

ENTRANCE HALL

Oak door to front aspect, wood flooring, bespoke oak staircase with LED lighting, radiator, power points, spot lights.

SITTING ROOM

17’0” x 12’4” (5.20 x 3.78)

Windows to front and rear aspect, exposed beams, log burner with oak mantle, cast iron wall lights, TV point, telephone point, power points, radiator

DINING ROOM

17’0” x 12’4” (5.20 x 3.78)

Window to front aspect, stable door to rear, radiator, wrought iron light fitting power points.

GUEST CLOAKROOM

Window to rear aspect, tiled flooring, heated towel rail, spot lights, coat storage, low flush wc, wash hand basin with vanity unit, part tiled

BREAKFAST KITCHEN

17’4” x 13’9” (5.29 x 4.20)

Windows to side aspect, door to side aspect, velux windows to ceiling, exposed beams with led lighting, exposed brick, tiled flooring, radiator, wooden shaker kitchen units with black granite worktops, Belfast sink with bridge tap, breakfast bar area, seating area, space for fridge/freezer, space for Rangemaster (induction hob), space for dishwasher, power points.

UTILITY ROOM

6’2” x 10’2” (1.90 x 3.10)

Window to side aspect, recently installed range of wall and base units with roll top surfaces, shoe storage area, space for washing machine, stainless steel sink and tap, space for tumble dryer, power points, loft access (part boarded), tiled flooring, Grant condensing boiler

INNER HALL

Radiator, power points, tiled floor, wine store area with power points

GROUND FLOOR SHOWER ROOM

Fully tiled enclosed shower cubicle with monsoon shower, wash hand basin with pedestal, low flush WC, heated towel rail, extractor fan

RECEPTION ROOM/GROUND FLOOR BEDROOM

15’5” x 20’0” (4.72 x 6.12)

Reception room most recently used as a fourth bedroom and study with adjacent shower room. Previously used as a reception room with French doors opening onto the garden, exposed beams, log burning stove with stone surround, double height radiator, power points, 2 tubular skylights for natural light, TV point, telephone point, storage cupboard.

FIRST FLOOR LANDING

Window to front aspect, radiator, power points.

BEDROOM ONE

17’1” x 12’4” (5.21 x 3.78)

Windows to front and rear aspect, fitted wardrobes, radiator, power points, tv point.

BEDROOM TWO

9’10” x 10’4” (3.02 x 3.15)

Windows to rear aspect, power points, pull down loft ladder for easy loft access, storage cupboard, radiator

BEDROOM THREE

6’8” x 12’3” (2.05 x 3.74)

Window to front aspect, radiator, power points

BATHROOM

Window to rear aspect, panel enclosed bath with shower attachment, wash hand basin with pedestal, low flush wc, part tile, heated towel rail, airing cupboard.

DOUBLE GARAGES

GARAGE ONE 5.02 x 3.02

GARAGE TWO 4.86 x 3.64

Recently fitted electric roller doors with power and lighting inside and storage in eaves.

GARDEN

Paved patio courtyard with outside tap, shrub borders, miniature fruit trees, outside light and double gates,

SOLAR PANELS

Solar Panels, significantly offsetting energy costs (11 years still to run on 25 Year Feed in Tariff from date of installation).

SERVICES

Condensing boiler for full oil fired central heating and upgraded hot water system (*tank in garage). Mains drains and electricity.

COUNCIL TAX BAND F

EPC RATING D

TENURE

Freehold

