



Adam Hymas

BESPOKE PROPERTY

AGENCY



● Coach House, Welham, Malton, North Yorkshire, YO17 9QF ●

An exceptional residence set within the grounds of Malton and Norton Golf Club, North Yorkshire

Privately positioned within approximately three acres of beautifully landscaped gardens, The Coach House is a distinguished residence offering both architectural charm and contemporary luxury.

Nestled at the heart of the highly regarded Malton and Norton Golf Course, this remarkable home combines luxury, exclusivity, and convenience, just 19 miles from the historic city of York.

Accessed via a tree-lined driveway, the property unveils a residence of rare calibre. The main house, thoughtfully extended and upgraded, is accompanied by a self-contained two-bedroom annexe and a triple garage, together forming a secluded country estate surrounded by mature lawns and curated garden structures.

At its heart, the grand entrance hall sets the tone, with vaulted ceilings, exposed timber trusses, and a striking solid oak split staircase. A series of refined living spaces flow seamlessly from here, including a formal lounge with a stone fireplace and multi-fuel stove, and an impressive family room featuring five sets of arched Tudor-style French doors opening out to the rear garden terrace.

The centrepiece of the home is the expansive open-plan kitchen and lounge, fitted by The Handmade Kitchen Company—with bespoke two-tone shaker cabinetry, quartz worktops, and integrated luxury appliances by AEG (Signature range) and BORA. Underfloor heating runs beneath tiled flooring, while two large sky lanterns with LED accents and electric blinds illuminate the space. A walnut-framed, sunken lounge with floating corner bi-folding doors brings uninterrupted garden views.

Adjacent lies a dedicated bar area, also by The Handmade Kitchen Company, complete with a dual-zone wine fridge, large beer fridge, and floating bar island—perfect for entertaining.

The stunning octagonal dining room, with its vaulted ceiling and French doors, adds architectural interest and versatility to the home, providing an excellent separate space for family meals and gatherings.

To the far right side of the home is a boot room, which provides direct access to the property's boiler room, stunning downstairs bathroom and separate utility room. The utility room is equipped with bespoke shaker base units, with integrated laundry bins and space for multiple washing machines and tumble dryers.

A carefully designed classical snooker room completes the ground floor layout, providing a superb space for socialising and entertaining. The room retains its original character, featuring the original snooker lighting and classic finishes.

Upstairs, the galleried landing leads to five characterful bedrooms. The principal suite features a Juliet balcony, a walk-in dressing room, and a luxurious en-suite with a free standing bath, a separate walk-in shower, and ambient LED lighting.

The remaining four bedrooms are all well-appointed doubles, each with its own individual style and character. Thick timber beams add stunning architectural interest, and the room sizes provide ample space for fitted wardrobes and storage.

The first floor benefits from two family bathroom suites. The first suite, accompanying Bedrooms Two and Three, is fitted with a walk-in shower, beautifully tiled walls, laminated wood effect flooring, and a heated LED Bluetooth mirror, adding to the suite's luxurious features.

The second suite, accompanying bedrooms three and four, is fully tiled from floor to ceiling and includes an enclosed shower cubicle, a separate bath, character beams, and spotlighting throughout.

The primary residence benefits from a modern ground source heat pump system (Ecogeo B1 5-22), which powers the home's central and underfloor heating systems.

Outside, the expansive gardens continue the home's elegance. The rear garden is laid primarily with mature grass lawns, with a striking porcelain-paved terrace fitted with a beautiful green wall, accessible from multiple rooms within the main house.

Towards the rear of the garden, a sunken seating area with a garden pod provides an exceptional outdoor space for relaxation and entertaining. The garden is enclosed by high brick walls and stunning tree-lined boundaries.



Five Bedroom Detached Residence

Stunning Landscaped Grounds

High Specification Finishing Throughout

Detached Two Bedroom/Triple Garage Annexe

Prime North Yorkshire Property



Location

Coach House, Welham, Malton, North Yorkshire, YO17 9QF

Coach House is set within the heart of Malton and Norton Golf Course Grounds.

Malton is a thriving market town, renowned for its excellent primary and secondary schools, countryside walks and local amenities all within short walking distance. The convenience of Malton train station provides commuters with direct railway connections to Scarborough, York, Leeds, Manchester, and Liverpool. Additionally, there is seamless access to the A64, facilitating effortless travel to Scarborough, York, and Leeds.

Malton has been able to overcome many of the struggles faced by other market towns. It has been accredited by many as the 'food capital of the North'. Packed with plenty of popular bars, coffee shops and restaurants, Malton continues to be one of the most sought-after locations to live in North Yorkshire.



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Entrance Hall
Solid oak split staircase, under-floor heating, Karndean flooring, storage cupboard, high vaulted ceilings, exposed timber beams and trusses.

Ground Floor Cloakroom
W/C, wash hand basin, extractor fan, wall panelling design.

Family Room
5.53 x 7.49 m
Media and lighting control cupboard, two school radiators, log burner stove, five sets of arched church glass French doors leading to the rear garden terrace (Tudor design), hardwood flooring.

Formal Lounge
5.46 x 4.88 m
Multi-fuel stove with stone fireplace surround, two sliding sash windows to the front aspect, two school radiators, thermostatic heating control system, carpet flooring.

Kitchen / Lounge (Open Plan)
9.01 x 8.57 m
Open plan kitchen lounge, Aisling kitchen fitted by The Handmade Kitchen Company, high quality two tone shaker wall and base units, underfloor heating, tiled flooring, 30mm white and black quartz worktops, double Perrin and Rowe Belfast sink drainer cut into the quartz worktops, large kitchen island with 30mm quartz worktops, recess spotlights throughout, two sky lanterns with LED strip lighting and electric blinds. RAKO controlled lighting system, SONOS surround ceiling speaker system.

Integrated; BORA down draft induction hob and extractor, champagne cooler fitted into the kitchen island worktop, full-length fridge and freezer, AEG Signature collection integrated coffee machine, oven, steam oven and combi microwave oven, integrated waste bins, Quooker Tap.

Open plan sunken lounge seating area, walnut surround with integrated seating, floating corner bi-folding doors leading to the garden terrace.

Bar
5.01 x 3.25 m
Open plan with the main kitchen and lounge space, free standing bar with 30mm worktops, bar, wall and base units fitted by The Handmade Kitchen Company. dual-zone full-length wine fridge, 1200mm wide under-counter beer fridge, under-floor heating, French doors leading to the rear garden terrace, sink cut into the bar island worktop.

Dining Room
4.48 x 4.51 m
Vaulted octagonal ceiling, tiled flooring, underfloor heating, French doors to the side aspect leading to the garden terrace, two 1.2m sash windows to the rear aspect. The octagonal room has been vaulted, insulated and re-roofed, SONOS ceiling mounted speaker system.

Boot Room
Door to side aspect leading to the side gardens, tiled flooring, fitted storage cupboards, spotlighting, boiler room housing the underfloor heating controls and ground source heat pump.

Ground Floor Bathroom
Walk in shower, his and hers wash hand basins with fitted floating cupboard space, fully tiled from the floors to the ceiling, LED strip lighting, down lighting, window to rear aspect, extractor fan, W/C.

Utility Room
4.47 x 3.38 m
30mm quartz worktops, sink cut into the quartz worktops, integrated laundry bins, two spaces for dog beds but can be converted to fit additional washing and drying space if required, water softener system in utility room, Perrin and Rowe, Belfast sinks, integrated full-length Siemens fridge, fitted cupboards by The Handmade Kitchen Company, two sliding sash windows to the front aspect, spotlighting throughout.

Snooker Room
9.12 x 4.88 m
Classically designed snooker room, three sash windows to the front aspect, three school radiators, original snooker lighting and control panel, hardwood flooring, exposed character beams, direct access from the entrance hall and family lounge.

Gallery Landing
Carpet flooring, two windows to the rear, exposed character beams and trusses, vaulted ceilings, interior wall lighting, two radiators, storage cupboard

Bedroom One (Master)
5.45 x 4.44 m
Four windows to rear and side aspect, motorised blinds, Juliet viewing balcony, carpet flooring, two radiators, walk-in wardrobe/dressing room with fitted wardrobes, and en-suite bathroom.

Master En-suite Bathroom
Free-standing bath, floor free-standing bath filler, heated towel rail, separate walk-in shower, LED lighting, recessed shelves with LED lighting, W/C, wash hand basin with floating vanity cupboard, LED and heated mirror, tiled floors and walls, window to side aspect, extractor fan.

Bedroom Two
5.54 x 5.14 m
Exposed character beams, window to front aspect, two windows to the rear aspect, carpet flooring, storage cupboard, radiator.

Bedroom Three
5.94 x 2.42 m
Two windows to front aspect, carpet flooring, fitted wardrobes, radiator, exposed character beams.

Bedroom Four
3.27 x 3.68 m
Window to front aspect, carpet flooring, exposed character beams, radiator.

Bedroom Five
3.49 x 5.07 m
Sash window to front, window to rear aspect, skylight, exposed character beams, carpet flooring, school radiator, spotlighting, LED wall lighting.

Family Bathroom One
Bath, separate enclosed shower cubicle, tiled walls and floors to the ceiling, window to front aspect, spotlighting, underfloor heating, school radiator, wash hand basin, W/C, exposed character beams.

Family Bathroom Two
Walk in shower, Bluetooth heated LED mirror, exposed character beams, fitted combination vanity cupboard with W/C and wash hand basin, luxury vinyl tiled floor, extractor fan, window to rear aspect.

Rear/Side Gardens
Porcelain paved rear garden terrace & seating area (re-designed in 2022), green wall, brick-built retaining walls, water feature in the sunken garden, garden seating pod with electricity supply, external water hot and cold taps, expansive grass lawns to the rear and sides, the gardens to the right side run adjacent to Malton and Nortons 12th hole. The ground source heating system pipework and water treatment plant also sit below the side gardens.

Front of Property
Dry stone retaining boundary walls, grand turning circle, water feature, mature grass lawn and enclosed paddock.

Parking and Driveway
Rodgers electric gated entrance (installed in 2022), tree-lined driveway with stone pillar entrance walls, grand vehicle turning circle, and standing parking space for multiple vehicles.

Annexe Entrance Porch
Staircase to first floor, radiator, carpet.

Annexe Cloakroom
W/C, wash hand basin, extractor fan.

Annexe Kitchen/Diner
Kitchen island, spot lighting, shaker style wall and base units, French doors to the side aspect, plumbing for washing machine and dishwasher, integrated oven, hob, space for a fridge freezer, space for kitchen table, extractor hood, tiled splash backs, TV point.

Annexe Sitting Room
TV point, French doors to side aspect, spotlighting, hardwood flooring.

Annexe Bedroom One
Window to front and side aspect, views over Malton and Norton Golf course, carpet flooring, walk-in wardrobe, door to viewing balcony, radiator, double room size, en-suite, spotlights, carpet flooring, TV point, fitted wardrobes, drawers and desk.

Annexe Bedroom One En-suite
Walk in shower, heated towel rail, LED heated mirror, laminated flooring, extractor fan, wash hand basin with vanity storage cupboard, W/C, spotlighting.

Annexe Bedroom Two
Window to side and rear aspect, double room size, storage cupboard, carpet, spotlights, TV point, fitted wardrobes, drawers and desk.

Annexe Family Bathroom
Heated towel rail, bath, shower over bath, tiled walls, wash hand basin, spotlights, extractor fan, window to front aspect.

Triple Garages
Triple double hinge garage doors, power and light, oil-fired boiler and water cylinder tank.
Section One - 4.52 x 3.33m
Section Two- 5.82 x 6.71m

Disclaimer
These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer.



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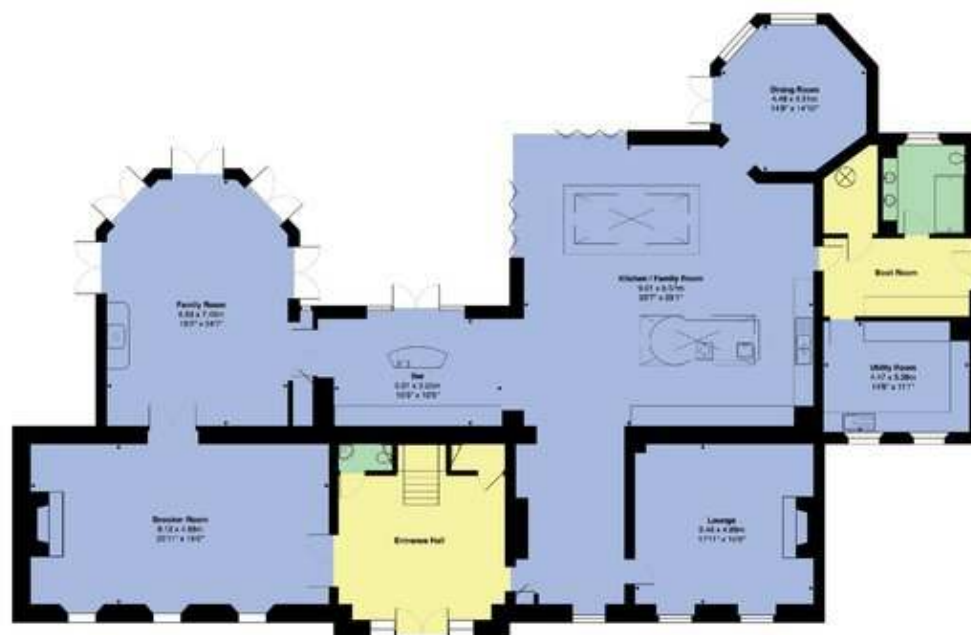
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The Coach House, Welham, YO17 9QF



First Floor



Ground Floor

Gross Internal Areas

Main House:	478.2m ² ... 5,147ft ²
Annexe:	116.2m ² ... 1,250ft ²
Garaging & Store:	55.7m ² ... 600ft ²
Total:	650.1m² ... 6,997ft²

All measurements are approximated for display purposes only and should be independently verified.
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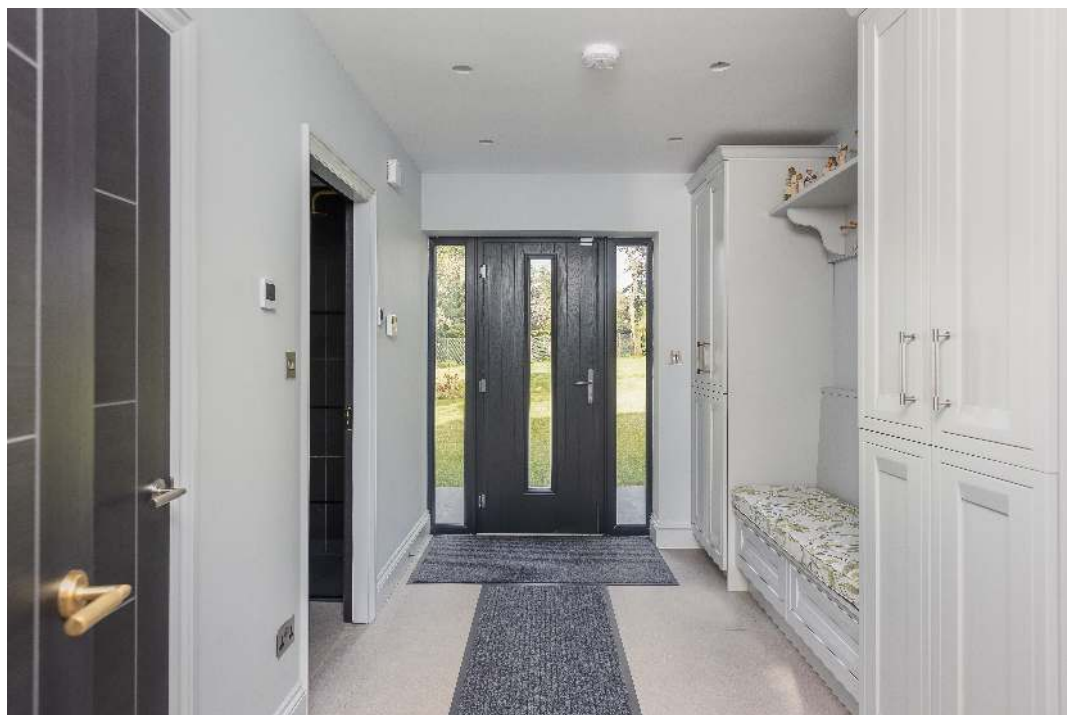


Annexe First Floor



Annexe Ground Floor

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Coach House Annexe

The detached annexe is an ideal addition for guests, extended family, or independent living. The annexe includes a beautiful kitchen with French doors leading to the front gardens of The Coach House, a separate lounge, and two generous bedrooms.

The primary bedroom features a walk-in wardrobe, an en-suite shower room, and a balcony seating area overlooking Malton and Norton Golf Course. The second bedroom is a good-sized double, with a fitted storage cupboard that can be used for additional wardrobe space.

The annexe bathroom suite is modern in design, equipped with both a bath and a shower.

Below the annexe are the triple garages, each with timber double-hinged swing doors, power, and lighting. The first of the three garages houses the oil boiler and cylinder, which provide central heating to the annexe.

The Coach House provides ample space for parking multiple vehicles, while the triple garages offer secure, enclosed parking for up to three more vehicles or additional storage.

In its entirety, The Coach House sits proudly within approximately three acres, offering around 7,000 sq ft of outstanding, high-specification property. Set within the prestigious grounds of Malton and Norton Golf Club, this prime North Yorkshire residence is truly unique and one of a kind.





Coach House Welham MALTON YO17 9QF		Energy rating D
Valid until 10 January 2032	Certificate number 8290-5325-0922-0122-3293	



Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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