



**MILL BARN
EAST KNAPTON, NEAR MALTON**

Cundalls



MILL BARN EAST KNAPTON MALTON, NORTH YORKSHIRE

Malton 8 miles, Scarborough 15 miles, York 26 miles,
Distances Approximate

A SPECTACULAR CONVERSION OF A SUBSTANTIAL GRANARY BARN PROVIDING HIGH QUALITY ACCOMMODATION ON A GRAND SCALE TOGETHER WITH SELF-CONTAINED ANNEXE, COMMERCIAL OFFICE SUITE, GARDENS & Paddock. IN ALL APPROXIMATELY 5 ACRES OR THEREABOUTS.

MILL BARN: BEAUTIFULLY APPOINTED ACCOMMODATION OF OVER 7,000FT² COMPRISING: GALLERIED ENTRANCE HALL – STUDY
DINING ROOM – DRAWING ROOM – PLAY ROOM – DINING KITCHEN – BOOT ROOM – GUEST CLOAKROOM – LAUNDRY ROOM
POTENTIAL GYM – POTENTIAL SWIMMING POOL

LANDING – MASTER BEDROOM – WALK-IN WARDROBE – EN-SUITE SHOWER ROOM – THREE FURTHER EN-SUITE BEDROOMS

MILL BARN ANNEXE: OPEN-PLAN KITCHEN/LIVING ROOM – INNER HALL – DOUBLE BEDROOM – BATHROOM.

OFFICE SUITE: RECEPTION – TWO LARGE, OPEN-PLAN OFFICES – KITCHEN – GENTS & LADIES TOILETS. IN ALL OVER 2,000FT²

EXTERNAL: SWEEPING GRAVELLED DRIVEWAY – EXTENSIVE GARDENS – Paddock – SHELTER BELT
IN TOTAL APPROXIMATELY 5 ACRES

GUIDE PRICE £895,000

FREEHOLD

Mill Barn is a truly spectacular, lifestyle property set within almost 5 acres of grounds and consisting of an incredibly spacious principal residence with accommodation extending to over 7,000sq.ft, along with a self-contained annexe and commercial office suite of more than 2,000sq.ft. It represents an ideal proposition for anyone looking for a stylish family home and a base from which to run a business.

Converted a little over 10 years ago, the property offers exceptional accommodation of breathtaking proportions and is packed with character throughout. Of particular note are the main living areas, which include a fabulous, 31ft kitchen with Aga and three interlinked reception rooms, one being a dramatic, double height, 40ft drawing room. Notable features within the house include underfloor heated stone floors, exposed brickwork, beams and structural timbers. Mill Barn is linked by a covered archway to a useful, self-contained annexe which provides spacious one-bedroom accommodation with open-plan kitchen/living space and would be ideal for dependent relatives.

The property also has the benefit of a totally separate and fully-equipped office building, which is positioned at right angles to Mill Barn, extends to over 2,000ft² and will appeal to anyone looking to run a business from home. This unique property is set in almost 5 acres of grounds, including large gardens, paddock and electronically operated gates open onto a sweeping, gravelled driveway. Pipework has been laid beneath the paddock, which would allow ground source heating to be connected to the house, if required.

East Knapton is a rural hamlet located just off the A64, approximately 8 miles east of Malton and 15 miles west of Scarborough. Good local facilities are available in the nearby village of Rillington where there is a primary school, village shop and post office, two public houses and doctor's surgery. A comprehensive range of amenities can be found in the market town of Malton, which has gained a reputation as Yorkshire's food capital with its high-profile food festivals, artisan producers and farmer's market. Its railway station has regular services to York from where London can be reached in less than 2 hours.

ACCOMMODATION

ENTRANCE HALL

With vaulted ceiling and overlooked by a galleried landing and with oak staircase to the first floor. Travertine tiled floor. Exposed brick walls.



STUDY

3.3m x 3.0m (10'10" x 9'10")

Travertine tiled floor. Telephone point. Yorkshire sliding sash window to the front.

DINING ROOM

6.8m x 6.4m (22'4" x 21'0")

Double sided log burner. Exposed beams. Travertine tiled floor. Television point. Two large, arched windows to the front.



DRAWING ROOM

12.1m x 6.4m (39'8" x 21'0")

Vaulted ceiling with exposed roof trusses. Four large, arched windows to the front and four sets of French windows set within re-claimed stone arches, opening onto the rear garden. Double sided log burner. Exposed stonework. Television point. Six wall light points. Travertine tiled floor.



PLAY ROOM

17.8m x 4.0m (58'5" x 13'1")

French windows to both the side and rear. Four Yorkshire sliding sash windows to the rear. Travertine tiled floor. Vaulted ceiling with exposed beams and roof trusses. Exposed brickwork. Television point.



DINING KITCHEN

9.7m x 6.6m (31'10" x 21'8")

Range of joiner-built kitchen cabinets with granite worktops, incorporating a double bowl ceramic sink unit. Four oven, oil-fired AGA. Central island unit with breakfast bar and adjoining butchers' block. Integrated dishwasher. Two Yorkshire sliding sash windows and one full length window to the front and a further Yorkshire sliding sash window to the side. Exposed brickwork. Travertine tiled floor.

BOOT ROOM

3.8m x 2.8m (12'6" x 9'2")

Vaulted ceiling with exposed beams. Travertine tiled floor. Cupboard housing the oil-fired central heating boiler. Yorkshire sliding sash window the rear. Door to the side.

GUEST CLOAKROOM

2.8m x 1.8m (9'2" x 5'11")

White low flush WC and wash basin. Vaulted ceiling with exposed beams. Extractor fan. Travertine tiled floor.

LAUNDRY ROOM

2.8m x 1.8m (9'2" x 5'11")

Belfast sink. Automatic washing machine point. Tumble dryer point. Cupboard housing the pressurised hot water cylinder. Vaulted ceiling with exposed beams. Travertine tiled floor.

POTENTIAL GYM

8.8m x 6.6m (28'10" x 21'8")

Concrete floor.

POTENTIAL SWIMMING POOL

15.0m x 9.0m (49'3" x 29'6")

Concrete floor. Electric power and light. Four large openings onto the garden and three further openings on the opposite side.



FIRST FLOOR

GALLERIED LANDING

Vaulted ceiling. Exposed brickwork. Three wall light points. Four radiators.

MASTER BEDROOM

6.7m x 5.0m (22'0" x 16'5")

Vaulted ceiling with exposed beams. Stripped floorboards. Television point. Exposed brickwork. Two Yorkshire sliding sash windows to the front. Radiator.



WALK-IN WARDROBE

6.8m x 1.5m (22'4" x 4'11")

Vaulted ceiling with exposed beams. Hanging rails and shelving.

EN-SUITE SHOWER ROOM

3.2m x 3.1m (10'6" x 10'2")

White suite comprising: twin wash basins set on a tiled washstand, low flush WC and shower area. Tiled floor and part-tiled walls. Vaulted ceiling with exposed beams. Extractor fan. Yorkshire sliding sash window to the front. Heated towel rail.



BEDROOM TWO

4.0m x 3.0m (min) (13'1" x 9'10")

Vaulted ceiling with exposed beams. Television point. Yorkshire sliding sash window to the front. Radiator.



BEDROOM FOUR

4.9m x 3.2m (max) (16'1" x 10'6")

Vaulted ceiling with exposed beams. Television point. Yorkshire sliding sash window to the front. Radiator.

EN-SUITE SHOWER ROOM

1.9m x 1.2m (6'3" x 3'11")

White suite comprising: wash basin, low flush WC and shower enclosure. Extractor fan. Vaulted ceiling. Heated towel rail.

MILL BARN ANNEXE

OPEN-PLAN KITCHEN/LIVING ROOM

5.8m x 5.2m (19'0" x 17'1")

Range of kitchen cabinets incorporating a Belfast sink. Electric oven. Integrated dishwasher. Automatic washing machine point. Two Yorkshire sliding sash windows to the front. Vaulted ceiling with exposed beams. Two electric radiators.



EN-SUITE BATHROOM

2.5m x 1.7m (8'2" x 5'7")

White suite comprising: bath with shower over, wash basin and low flush WC. Extractor fan. Vaulted ceiling with exposed beams. Heated towel rail.

BEDROOM THREE

4.9m x 3.2m (max) (16'1" x 10'6")

Vaulted ceiling with exposed beams. Television point. Yorkshire sliding sash window to the front. Radiator.

EN-SUITE SHOWER ROOM

1.9m x 1.6m (6'3" x 5'3")

White suite comprising: wash basin, low flush WC and shower enclosure. Extractor fan. Vaulted ceiling. Heated towel rail.

INNER HALL

Vaulted ceiling.

DOUBLE BEDROOM

5.2m x 4.3m (17'1" x 14'1")

Vaulted ceiling with exposed beams. Twin fitted wardrobes. Casement window to the side and two Yorkshire sliding sash windows to the front. Two electric radiators.

BATHROOM

2.4m x 1.7m (7'10" x 5'7")

White suite comprising: bath with shower over, wash basin and low flush WC. Extractor fan. Heated towel rail.

OFFICE SUITE



OFFICE 1

10.1m x 7.3m (33'2" x 23'11")

Six wall light points. Exposed roof trusses. Casement windows to the front and rear. Three electric radiators.

OFFICE 2 / WORKSHOP

14.0m x 7.3m (45'11" x 23'11")

Exposed roof trusses. Casement windows to three sides. Two electric night storage heaters.



RECEPTION

3.9m x 2.9m (12'10" x 9'6")

Vaulted ceiling with access to loft storage. Casement window and door to the rear. Electric radiator.

KITCHEN

2.9m x 1.5m (9'6" x 4'11")

Range of kitchen cabinets incorporating a stainless steel sink unit. Electric cooker point. Dishwasher point. Extractor fan. Tiled floor. Casement window to the front.

GENTS WC 2.9m x 1.1m (9'6" x 3'7")

Low flush WC and wash basin. Extractor fan. Tiled floor.

LADIES WC 2.9m x 1.1m (9'6" x 3'7")

Low flush WC and wash basin. Extractor fan. Tiled floor.

OUTSIDE

Mill Barn occupies an overall site area of almost 5 acres, consisting of extensive gardens, paddock and ample parking and hard standing. Approached through a set of electric, wrought iron gates to a sweeping gravelled driveway which leads to the front of the house. A shelter belt of trees along the northern boundary form part of the property and there are open views to the north and east. The rear garden faces south and features a stone-flagged terrace, lawn, raised beds and a children's play area and wendy house.



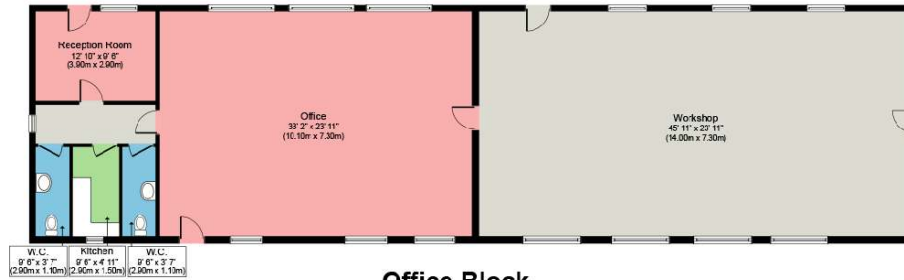
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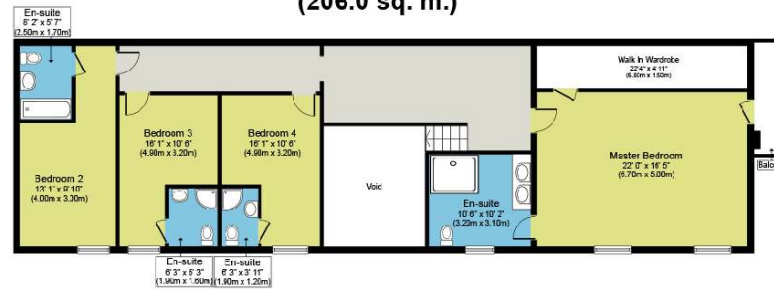
GENERAL INFORMATION

- Services: Mains water and electricity. Private drainage.
Heating: Oil fired central heating.
We are informed that pipework has been laid beneath the paddock, which would allow for ground source heating to be connected to the house.
Council Tax: Main House: Band: G. Annexe: Band: B
Tenure: We understand that the property is Freehold and that vacant possession will be given upon completion.
EPC: Mill Barn: C76. Annexe: E40.
Post Code: YO17 8JA
Viewing: Strictly by prior appointment through the Agent's office in Malton.

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Office Block
Approximate Floor Area
2,217 sq. ft.
(206.0 sq. m.)



First Floor
Approximate Floor Area
1,647 sq. ft.
(153.0 sq. m.)



Annexe

Ground Floor
Approximate Floor Area
6,286 sq. ft.
(584.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

