



Great Barugh,

**Offers in the region of  
£215,000**



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## The Old Forge, Great Barugh, Malton, North Yorkshire

### Offers in the region of £215,000

Stunning two bedroom Grade II Listed barn conversion formerly the village forge. The Old Forge oozes original features including the original blacksmiths forge, exposed beams and trusses, modern fitted kitchen with Rayburn, bathroom and utility room, ample off street parking, oil fired central heating system. EPC Exempt - Grade II Listed

#### ENTRANCE DOOR

Leading to;

#### KITCHEN/BREAKFAST

5.94m (max) x 3.81m (max) (19'6" (max) x 12'6" (max))

Double glazed window to the front and rear aspect, range of modern cream wall and base units, granite work surfaces, Cream two oven oil-fired Rayburn (800 series) stove, Oak laminate flooring, integrated fridge and freezer, integrated dishwasher, exposed beams, radiator, power points.

#### SITTING ROOM/DINING ROOM

8.18m x 5.49m (26'10" x 18'0")

Triple aspect room, brick feature chimney breast with solid fuel stove on stone plinth. Feature exposed stone gable end wall, exposed roof trusses and beams, down-lighting, radiators. telephone point. T.V.point, power points, fitted dining table with granite top supported by brick pillars. Door to the rear courtyard, further door to utility.

#### UTILITY

2.01m x 2.79m (6'7" x 9'2")

Roll top work surfaces, plumbing for washing machine, down-lighters radiator, power points.

#### BEDROOM ONE

2.54m x 3.89m (8'4" x 12'9")

Two double glazed windows to the side aspect, exposed roof truss and beams, TV point, down-lighting, power points.

#### BEDROOM TWO

3.94m x 2.57m (12'11" x 8'5")

Two double glazed windows to the side aspect, exposed truss and beams, overhead storage, down-lighting, radiator, TV point, power points.

#### BATHROOM

2.72m x 1.47m (8'11" x 4'10")

Double glazed window to the rear aspect, Heritage bathroom suite comprising of; panel enclosed bath with frosted shower screen and shower over, low flush WC, wash hand basin with pedestal, extractor fan, shaver point, ladder heated towel rail. Tile effect laminate flooring, down-lighting.

#### EXTERNAL

Private enclosed rear garden with raised decking, flower and shrub borders, secluded patio area, low maintenance gravelled driveway.

#### SERVICES

Oil storage tank, mains water and electricity connected to property.

## LOCATION

Great Barugh lies in the heart of the Yorkshire countryside lying within close distance to Malton, Pickering and Kirbymoorside.

## FLOOR PLAN

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For full EPC please contact the branch

### Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

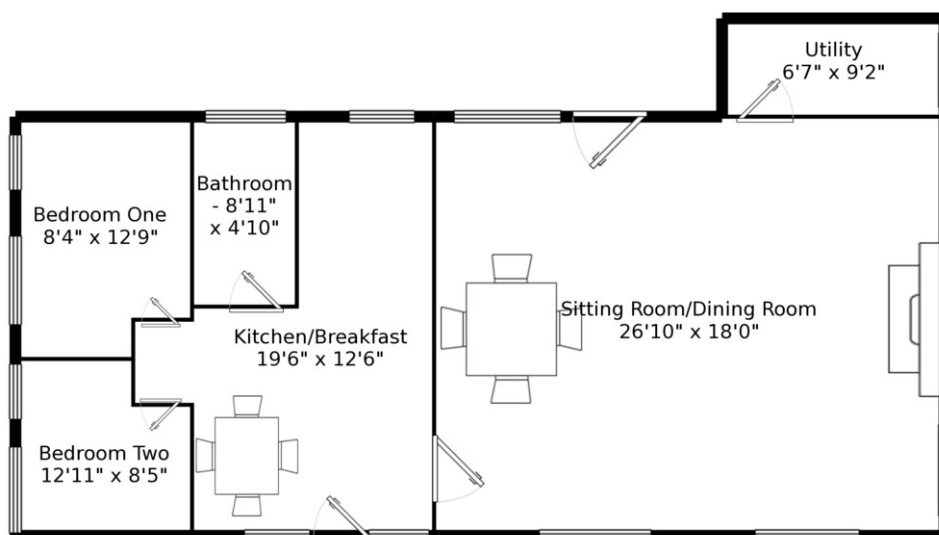
### All Measurements

All Measurements are Approximate

### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

### Ground Floor



Measurements are approximate. Not to scale. For illustrative purposes only.



