

Blenkin
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EAST BARN • EAST LUTTON • NORTH YORKSHIRE



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EAST BARN

East Lutton, North Yorkshire
YO17 8TG

Malton 10 miles • Driffield 9 miles
Filey 15 miles • Scarborough 18 miles
Pocklington 18 miles • Beverley 22 miles
York 29 miles

Exceptional new conversion of a traditional barn with gardens and garaging, in the heart of a Yorkshire Wolds village

Entrance hall • cloaks hall •
cloakroom/wc • open plan
kitchen/dining/living room • utility
room/boot room • sitting room

Principal bedroom suite with shower
room • 2 further bedroom suites with
shower rooms • dressing room • 4th
bedroom • house bathroom

Double garage with workshop • store •
driveway parking

Gardens to front and rear

For Sale Freehold

East Barn is an outstanding new conversion of an eighteenth century barn, located in the heart of a Yorkshire Wolds village. Period features blend with contemporary design to create a luxurious and practical property that has the versatility to be used in numerous ways: as a family home, for multi-generational living or a work-from-home space. A kitchen/dining/living room with arched barn-style windows extends some 48 ft providing a contemporary open plan space connecting to the gardens. Buyers are encouraged to buy off-plan and customise the design and finish.

Haxton Developments is a longstanding family-run business specialising in the conversion and restoration of listed and historic buildings. “Our understanding of traditional building techniques and conservation policies enables us to apply the expertise needed to safeguard historic status and to integrate modern elements seamlessly.” James Haxton, MD

- Luxurious period barn conversion in the heart of a Wolds village
- Substantial property extending to some 3000 sq ft
- Dates from the 18th century and Grade II listed
- High specification fixtures and fittings, elegant finish
- Restored features include handsome brickwork and exposed roof trusses
- Energy efficient, powered by renewable energy technology
- Private drive, off-street parking, garage, workshop
- Landscaped gardens on three sides
- Available for a buyer to stamp their own identity

East Barn is constructed of handmade clamp bricks with lime pointing and a pantile roof along with cast-iron guttering. It is a handsome property, attached to West Barn, that retains the integrity of the original building. There are high performance timber windows and external doors as well as internal finishes that include moulded skirtings, architraves and internal oak doors. The LED lighting system is fitted throughout and there is underfloor heating across the ground floor and in all four bathrooms.

The impressive kitchen/dining/living room accommodates a family-sized dining table and a sitting area in front of the log-burning stove. There is a Shaker style kitchen fitted with units, double sink and drainer, quartz worktops and upstands, accompanied by a large utility/boot room with fitted with Shaker style units and a sink. An additional sitting room is illuminated by two skylights, a west facing window and glazed door to the front garden.

A staircase with oak treads and a glass balustrade rises to the balconied first floor landing. The principal bedroom is double aspect and comes with an en suite bathroom. On the first floor there is an additional bedroom with an en suite bathroom and adjacent dressing room, all with windows facing south. In addition to the third bedroom and house bathroom there is a useful bedroom with en suite bathroom on the ground floor.

Outside

Wrought iron gates open to a gravel drive lined with high Portuguese Laurel hedging that sweeps eastwards in an arc providing off-street parking in front of the double garage (with power and light). There is also an EV charging point as well as external power sockets, lighting and external taps. An Indian stone pathway leads to

the broad south facing terrace and entrance, passing an area of front lawn discreetly concealed by pleached trees and a hedge. At the rear of the house lies an additional strip of terrace with stone steps that ascend to a private, enclosed garden laid to lawn and bordered by wooden fencing and hedging.

Environs

East Lutton is an attractive rural hamlet in the Great Wold Valley, less than a mile from the larger village of West Lutton with its primary school and 12th century church. It is surrounded by the glorious open countryside of the Yorkshire Wolds and within striking distance of the

Yorkshire coast. Neighbouring Weaverthorpe has a popular pub, The Blue Bell Inn. Eight miles to the northwest lies the market town of Malton, known as ‘The Food Capital of Yorkshire’. This flourishing county town offers a range of services including a cottage hospital, doctors and dental practices, cafés, restaurants, independent shops and supermarkets. Its railway station connects to mainline York. The historic city of York can be reached in about 45 minutes where there is an excellent choice of independent schooling within easy reach. Pocklington School, Scarborough College and Ampleforth College are all very accessible.



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Tenure: Freehold

EPC Rating: Grade II Listed

Services & Systems: Mains electricity and water. Pressurised water tank. Air-Source heat pump with underfloor heating. Private sewage treatment plant, shared. Full security system including motion sensor lighting and point of entry detectors. 6 year architects certificate.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewing: Strictly by appointment

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Local Authority: North Yorkshire Council
www.northyorkshire.gov.uk

Directions: Heading in an easterly direction through West Lutton and into East Lutton, the property can be found on the left hand side in the middle of the village, as denoted by the For Sale Board. What3words
///highlight.connected.plantings

East Barn, Manor House Barns, East Lutton, YO17 8TG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3351 SQ FT / 311.4 SQ M - (Including Outbuildings)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.

City

Country

Coast

Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. Photographs, particulars: February 2025



City	Country	Coast
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