

# NELSON GRANGE

Barton le Willows, York YO60 7PD

## NELSON GRANGE

**Detached family house with garden and garage,  
midway between York and Malton**

*Malton 8 miles • York ring road 7 miles*

*York city centre 10 miles • A1(M) 26 miles*

Entrance and staircase hall • cloakroom/wc • 2  
reception rooms • study • kitchen and breakfast room •  
utility room • rear hall/boot room

Principal bedroom suite with dressing room and  
bathroom • 4 further bedrooms • 2 further bathrooms (1  
en suite)

Double garage • front and rear gardens

**For Sale Freehold**

**Blenkin  
& Co**

ESTABLISHED 1992

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Nelson Grange, Barton le Willows, YO60 7PD  
Approximate gross internal floor area - 2390 SQ FT / 221.98 SQ M - (Excluding Garage)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Not to scale for illustrative purposes only  
All measurements and fixtures including doors and windows  
are approximate and should be independently verified.  
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City

Country

Coast

Nelson Grange is a modern, double-fronted, detached family house situated towards the edge of this attractive Conservation village and bordering open countryside. Well organised accommodation, ideal for a family, is arranged over two floors and includes a kitchen that flows openly into a breakfast room, three additional reception rooms, five bedrooms and three bathrooms. Barton le Willows, with its deep grass verges and village green, is situated where the rolling Yorkshire Wolds descend to the Howardian Hills, midway between York and Malton.

- Detached, double-fronted village house
- Family gardens to front and back
- Double garage and parking
- Versatile accommodation of nearly 2400 sq ft
- Rural yet highly accessible
- Convenient for commuting to York or Leeds
- No onward chain

**Tenure:** Freehold

**EPC Rating:** D

**Council Tax Band:** G

**Services & Systems:** Mains electricity, water and drainage. Oil central heating.

**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.

**Local Authority:** North Yorkshire Council [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

**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.







Nelson Grange is a handsome brick and pantile house with hardwood sash windows, designed to sit sympathetically alongside local vernacular architecture. Internally, it displays some elaborate plasterwork and features a traditional, open fireplace in the sitting room.

The fitted country kitchen includes an island unit, granite worktops and a range cooker and comes with a large utility room adjacent. The tiled floor continues through to the breakfast room which provides ample space to accommodate a family-sized table and enjoys an outlook across the garden. The two formal reception rooms enjoy south facing sunshine and there is a study with French doors opening onto the terrace.

On the first floor, the principal bedroom suite enjoys far-reaching views south across green pastures towards a distant band of woodland. It comes with a dressing room and separate shower room. There is a further bedroom suite with shower room and three additional double bedrooms served by a house bathroom with a free-standing bath.



## Outside

Timber gates open to a block paved driveway that bypasses the house on the eastern boundary and sweeps around to the garage at the back, providing ample space for parking. The large, integral garage has two bays, power, light and electric doors.

The house and front garden are enclosed by a post and rail fence lined with a well-established hedge. Generous in proportions, the front garden is private and south facing, largely laid to lawn and with silver birch and willow trees. The rear garden is walled on all sides and also laid to law; abutting the house is a flagged terrace.





## Environs

Barton le Willows is a Conservation village that stands east of the A64 midway between York and Malton. The village is characterised by vernacular stone houses set back behind deep grass verges culminating in a broad village green. There are plenty of country walks from the village and its active hall hosts a pre-school playgroup, exercise classes and pop-up events. From Barton Hill, the Yorkshire Coastliner provides a regular bus service south to York and Leeds and north to Malton and the coast. The village is accessible via two separate junctions on the A64: one offering optimal access to York and the other to Malton and north.

The village straddles the Yorkshire Wolds and the Howardian Hills AONB with Castle Howard farm shop and garden centre lying a few miles to the west. Malton is a thriving market town known for its independent cinema, stores, cafés, restaurants and food festival along with its cottage hospital and schools. Malton Railway Station connects to the mainline service at York with regular services to London King's Cross. Barton le Willows sits on the ideal side of York for rapid access to the retail outlets on the outskirts and the historic city centre with its range of private schools.

## Directions

From the village green, follow the signpost indicating 'Howsham 2, Leavening 5' and Nelson Grange is the fourth house on the left following the steep bend.

**What3words:** ///redeeming.snooze.domestic

## Viewing

Strictly by appointment.



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