

# ROUNTHWAITE & WOODHEAD

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747 Fax: 08718 130592



## CHESTNUT HOUSE, MAIN STREET, BARTON-LE-STREET, MALTON, YO17 6PL

**An outstanding detached house in a lovely village location**

**Reception Hall**

**Sitting Room**

**Fabulous Kitchen**

**Dining Area**

**Side Hall**

**Sauna & Steam Room**

**Utility Room**

**4 Double Bedrooms**

**2 En Suites**

**House Bathroom**

**High quality fittings**

**Garage and garden store**

**Oil fired heating**

**Sheltered Gardens**

**Lovely outlook**

**PRICE GUIDE £1,100,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering, Tel: (01751) 472800  
Email@rounthwaite-woodhead.co.uk

**www.rounthwaite-woodhead.co.uk**

## Description

Chestnut House is situated in an enviable position overlooking the village green to the south and sheltered by mature trees. The village is highly desirable and unspoilt with its spacious green around which many houses stand. Constructed of stone and pantiles Chestnut House is most attractive in appearance, the roofline is 'broken' with the central gables and the matching gables either side.

The accommodation is immaculate, well proportioned and fitted to an exceptional standard. The kitchen has been recently altered creating an 'L' with living and dining areas either side and french doors to the garden. The sitting room also has french doors to the garden. Other recent improvements include the installation of a small sauna and steam room and newly fitted joiner made windows. The impressive landing leads to the four double bedrooms two of which have en suites facilities and the house bathroom suite.

The approach is over the village green leading to the front garden. The rear garden is laid to lawn flanked by flowerbeds, herbaceous borders and a vegetable plot beyond. The stone and pantile workshop/garden store (8.2m x 3.51m) is a useful and versatile addition. Immediately adjacent to the house there is a flagged terrace for sitting out with an automatic canopy over.

Barton le Street lies approximately 5 miles north west of Malton in the beautiful countryside of the Howardian Hills Area of Outstanding Natural Beauty. The village is very accessible with York a little more than half an hour's drive away via Castle Howard. The railway station at Malton has a regular service to York (from where London can be reached in under 2 hours) and connections to Leeds, Manchester and Liverpool. There is an excellent range of varied shops in Malton and numerous recreational pursuits locally.

## General Information

Services: Mains water and electricity. Connection to mains drainage. Oil Fired Heating.

Tenure: We are informed the property is freehold and that vacant possession will be given on completion.

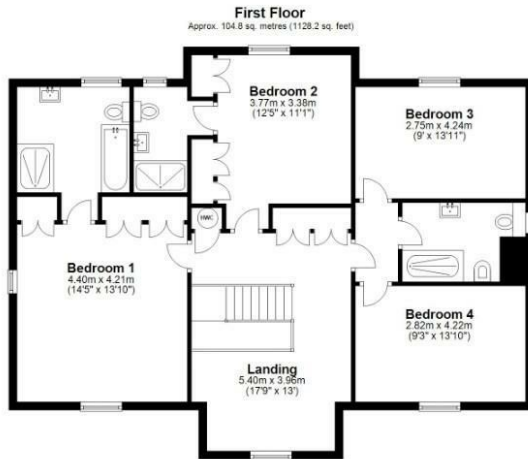
Viewing: Strictly by appointment with the Agents:

Messrs Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX. Tel: 01653 600747

Council Tax: We are informed that the property lies in Band G.



# Accommodation



Total area: approx. 269.3 sq. metres (2898.2 sq. feet)  
Chestnut House, Barton Le Street

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaitewoodhead.co.uk](http://www.rounthwaitewoodhead.co.uk)

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