

# Rounthwaite **R&W** Woodhead

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



## **CARRIER HOUSE LANGTON, MALTON, YO17 9QP**

**A Handsome Village House overlooking The Green**

**Entrance Hall**

**Dining Room**

**Family Room**

**Drawing Room**

**Breakfast Room**

**Kitchen**

**Laundry**

**Cloakroom**

**Spacious Landing**

**4 Bedrooms**

**Two Bathrooms**

**Oil Fired Central Heating**

**Private Garden**

**Parking**

**Garaging**

**PRICE GUIDE £675,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

**Email: [malton@rounthwaite-woodhead.co.uk](mailto:malton@rounthwaite-woodhead.co.uk) [www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)**

## Description

Carrier House stands prominently in the village with a southerly outlook over the picturesque Village Green bounded by its flowering cherry trees.

Langton is a picturesque Estate village situated some 3 miles to the south of Malton on the edge of the rolling countryside of the Wolds. The village is within a Conservation Area and set amid lovely countryside with many local walks and bridleways from the village. There is a Primary School in Langton and additional Primary and Secondary Schools are available in Malton and Norton. The Market Town of Malton offers an extensive range of amenities with varied shopping and a Railway Station with links to the Intercity service at York. The A64 can be easily reached via Kirkham Abbey or Stamford Bridge providing quick access to York, Leeds and the motorway network.

Numerous recreational pursuits are within easy reach with golf at Norton and Ganton, Racing at York and Beverley together with walks in the local countryside and the Derwent Valley.

Carrier House is a Grade II Listed Building believed to be Georgian and is unique in appearance being of brick and slate construction. The old joiners shop attached to the eastern end of the house is owned by Langton Estate and not part of the sale package. Traditional features include sash windows to the front elevation, ledge and brace doors and period fireplaces. These features combine well with the services and fittings including a fine kitchen with granite worktops electric Aga and hardwood flooring.

There is an open garaging for 2 vehicles and ample parking to the rear and a useful brick and tile office detached from the house. The garden is private and predominantly laid to lawn, flanked by herbaceous borders and adjoins open fields to the rear.

## General Information

Services: Mains water and electricity. Connection to septic tank. Oil fired central 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

Rounthwaite & Woodhead

53 Market Place, Malton YO17 7LX

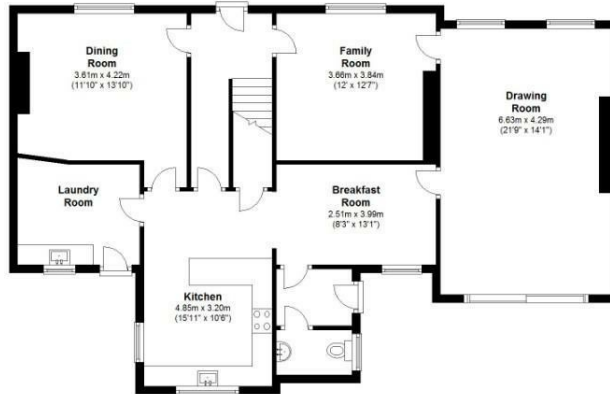
Tel: 01653 600747

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

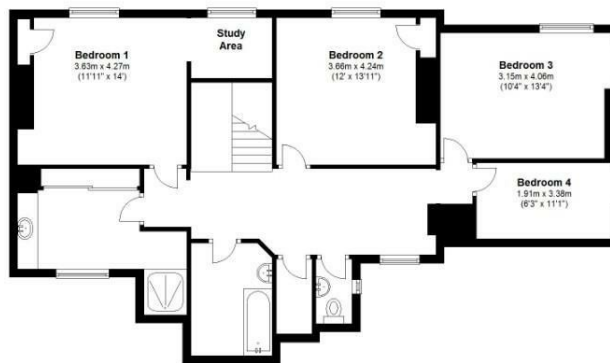


# Accommodation

Ground Floor



First Floor



Carrier House, Langton

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



Messrs Rounthwaite & Woodhead for themselves and their vendors and lessors whose agents they are give notice that these particulars are produced in good faith, set out as a general guide only and do not constitute any part of a contract. No person employed by Messrs Rounthwaite & Woodhead has any authority to make or give any representation or warranty whatsoever in relation to this property. The dimensions in the sales particulars are approximate only and the accuracy of any description cannot be guaranteed. Reference to machinery, services and electrical goods does not indicate that they are in good or working order. All reference to prices and rents etc. exclude VAT which may apply in some cases.

Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
[www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)

Rounthwaite **R&W** Woodhead