

Rounthwaite **R&W** Woodhead

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

LUTTON HOUSE EAST LUTTON, MALTON, YORKSHIRE, YO17 8TG



- FIVE BEDROOM FORMER FARMHOUSE WITH SEPARATE ANNEX
- A RANGE OF EQUESTRIAN FACILITIES INCLUDING; 3 STABLES, A MANEGE AND A TACK ROOM
- LOVELY OUTLOOK ACROSS THE SURROUNDING COUNTRYSIDE
- SET IN APPROX 3.5 ACRES
- VERSATILE LIVING ACCOMMODATION OF AROUND 4000 SQ FT
- GARAGE & WORKSHOP AND A RANGE OF OTHER OUTBUILDINGS

PRICE GUIDE £995,000

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

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Description

Lutton House is an impressive and spacious former farmhouse set in lovely gardens facing to the south and adjoining the beautiful open countryside of the Wolds. The property is located in a prime position on the edge of the popular village of East Lutton and benefits from a range of equestrian facilities, including a 23m x 16m outdoor manege, timber stables with tack and feed areas and ample space for farm machinery and other equipment. In all the property is set in approx 3.5 acres with post and railed, well-maintained grass paddocks.

The accommodation is well appointed throughout and arranged over two floors with 3 good sized reception rooms and a lovely country kitchen with aga and space for dining. There is also a boot room and utility room to the ground floor. On the first floor there are five double bedrooms and a superb house bathroom suite. The master with en-suite shower room has lovely views across the paddock and countryside beyond.

Outside there is ample parking for several vehicles along with a range of outbuildings including a garage with workshop and a detached self contained annex/studio with fitted kitchen/living area and a large studio with bathroom facilities, offering great potential for multi generational living or as a holiday cottage (subject to planning).

The village of East Lutton is a traditional rural village situated in the open and beautiful countryside of the Wolds, within easy reach of the Market Towns of Malton, Driffield and the East Coast. There is a Railway Station at Malton, which has regular connections to York from where London can be reached in under 2 hours. Malton offers an excellent range of other amenities.

General Information



Accommodation



Total area: approx. 305.2 sq. metres (3284.8 sq. feet)
Lutton House, East Lutton

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	51		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	

England & Wales

EU Directive
2002/91/EC





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