

Rounthwaite R&W Woodhead

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

THE OLD POTTERY EAST KNAPTON, MALTON, YO17 8HZ



- Versatile and interesting barn conversion
- Planning consent to convert/amalgamate two units to a single dwelling
- Exposed beams and equipped with modern fittings
- Excellent development opportunity
- Opportunity for 4 bedrooms
- Quiet rural location with views towards the Moors

PRICE GUIDE £425,000

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

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Description

The Old Pottery (and Barn) presents an exciting opportunity to create a unique four-bedroom detached home in a peaceful rural village setting. Full planning consent was granted in December 2023, with the approved plans available upon request.

Previously, consent allowed for a first-floor holiday cottage above a ground-floor owner's flat, but the current planning also offers the potential to combine both into a single, spacious residence. There remains flexibility to retain the two separate units, depending on a buyer's needs.

Subject to any further necessary consents, the conversion into one dwelling is expected to be relatively straightforward and would result in a distinctive four-bedroom home enjoying attractive views towards the North York Moors.

Key features include exposed roof trusses, a striking mezzanine bedroom, and modern kitchen and bathroom fittings. The property is also served by oil-fired central heating.

The village of East Knapton is situated some 8 miles to the east of Malton and takes no through traffic. The A64 provides quick access to Scarborough, Malton, York and the motorway network to the west. Malton offers an excellent range of local amenities and shopping: primary schooling is available in Rillington and West Heslerton and secondary schooling in both Norton and Malton. Malton also offers the benefits of a railway station with links to the intercity service in York.

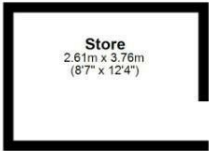
Numerous recreational pursuits are available within close proximity and easy access to the Moors the Coast and the Wolds.

General Information



Accommodation

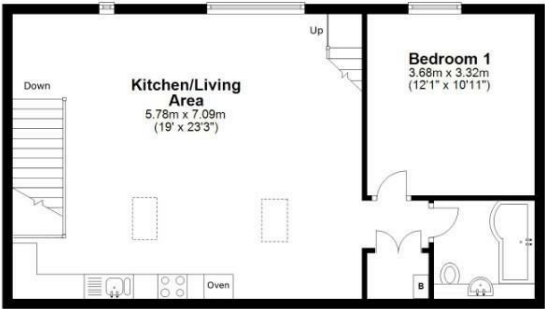
Ground Floor The Old Pottery
Approx. 61.3 sq. metres (659.3 sq. feet)



Second Floor The Barn
Approx. 18.5 sq. metres (199.7 sq. feet)



First Floor The Barn
Approx. 61.2 sq. metres (659.2 sq. feet)



Total area: approx. 141.0 sq. metres (1517.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 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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