

Rounthwaite **R&W** Woodhead

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

LILAC BARN SETTRINGTON, MALTON, YO17 8NP



- Outstanding village house near Malton with gardens, double garage & outbuilding
 - Thermostatically controlled and zoned underfloor heating
- High specification fittings – Gaggenau, Smeg and Villeroy & Boch
 - Double garage plus store and gated driveway
 - Picturesque location overlooking Settrington Beck
- Newly constructed and of exceptional quality
- Bespoke, open plan kitchen/dining/ living room connecting to the garden
 - 3 large bedroom suites with bathrooms, one on ground floor
 - Elevated position with beautifully landscaped gardens
 - No onward purchase

OFFERS IN EXCESS OF £900,000

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

Email: malton@rounthwaite-woodhead.co.uk www.rounthwaite-woodhead.com

Description

Lilac barn is a stunning, newly constructed village house of bespoke design standing in an elevated position overlooking Settrington Beck. Ingeniously designed and constructed in stone with brick detailing, the property gives the appearance of a barn conversion with imaginative modern accommodation. It enjoys a picturesque position in the heart of the village and comes with a double garage and glorious landscaped gardens overlooking the tumbling beck below.

The open plan kitchen/dining/living room provides an exceptional, open plan living space with double height ceiling and exposed roof trusses; it is double aspect and connects to the landscaped gardens via French doors.

The handmade kitchen has Carrera marble worktops and a large island unit with breakfast bar and double butler sink. Natural light fills the sitting room which has windows on two sides as well as an internal full-height window and glazed door to the kitchen/dining/living room. The sitting room is well-proportioned with a mellow oak floor, raised living-flame electric fire, bi-fold doors and an impressive oak staircase rising to the first floor.

There are three double bedrooms: the principal bedroom suite on the ground floor includes a fitted dressing room and an en-suite shower room providing the option for future proof living. It has French doors overlooking the garden and beck. Both first floor bedroom suites include bathrooms with luxurious fittings.

From Back Lane, gates open to a resin driveway with a planted frontage, driveway parking and an ample turning area. It leads to the double garage, totalling some 510 sq ft. At the front, the beautifully landscaped gardens with sweeping lawns and ornamental trees include a flagged terrace for sitting out, taking full advantage of the bucolic view with meandering village beck.

General Information

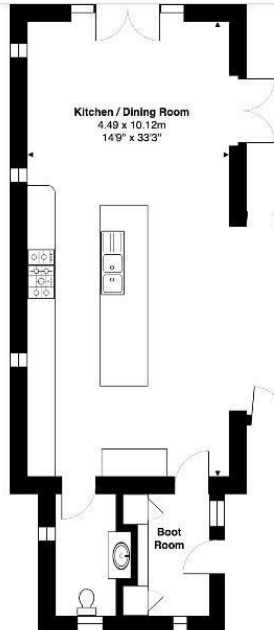


Accommodation

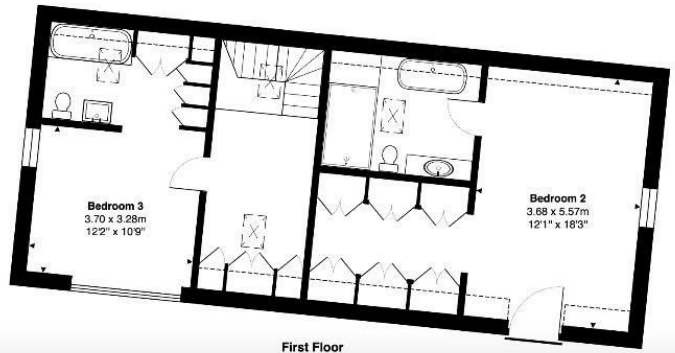
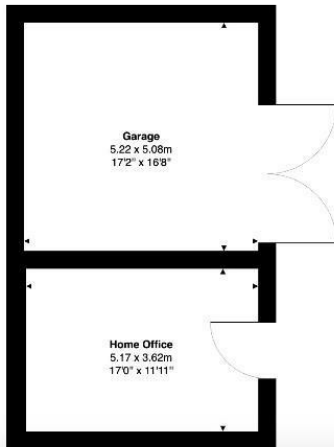
Gross Internal Areas

House: 217.9m² ... 2,346ft²
 Outbuilding: 47.4m² ... 510ft²
 Total: 265.3m² ... 2,856ft²

All measurements and fixtures including doors and windows are approximate and should be independently verified
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Ground Floor
 Gross Internal Area: 142.0 m² ... 1529 ft²



First Floor
 Gross Internal Area: 75.9 m² ... 817 ft²

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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