

# Rounthwaite R&W Woodhead

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

**28 WHITEWALL, NORTON, MALTON, YORKSHIRE, YO17 9EH**



- A superbly restored 6 bedroom house
- Master bedroom with en suite dressing room and bathroom
- Lovely outlook across open fields towards Malton
- Two reception rooms and superb kitchen with dining area
- High quality fittings and tasteful decoration
- Attractive private garden, woodland and vehicle access

**PRICE GUIDE £650,000**

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

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[www.rounthwaite-woodhead.com](http://www.rounthwaite-woodhead.com)



## Description

28 Whitewall is the most attractive and intriguing property which has been restored carefully to provide spacious accommodation on three floors. The property stands prominently, and 'looks' towards Malton between two mature copper beech trees to the front, and across the garden and woodland to the rear (south). The unique accommodation links to and incorporates a former cottage to the rear.

To the ground floor a spacious entrance hall leads to both the living room and dining room with the fabulous kitchen dining room beyond which opens out to the garden. In addition there is a conservatory off the dining room. At first floor level there are 4 bedrooms and a study area; the master bedroom is to the rear with its en suite bathroom and dressing room. The two attic rooms offer flexibility either as additional bedrooms or workrooms.

Outside there is a garden to the front, vehicle access to the side of the adjoining property, hard standing, parking and an EV charging point. The lovely gardens (approximately 0.45 acres overall) are secluded and incorporate woodland to the southern boundary.

Malton and Norton offer an excellent range of close to hand amenities including the Railway Station with links to the intercity service at York, together with both a variety of sporting, social clubs and an interesting and diverse range of shops. Malton has gained regional acclaim for its regular food festivals.

The A64 provides good road communications east and west and to the motorway network. The Wolds, Derwent Valley walks and Howardian Hills are all within easy reach.

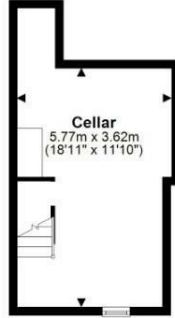
## General Information



# Accommodation

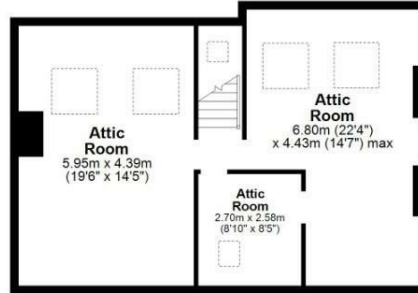
## Cellar

Approx. 22.2 sq. metres (239.1 sq. feet)



## Second Floor

Approx. 63.7 sq. metres (685.5 sq. feet)



## Ground Floor

Approx. 119.2 sq. metres (1283.6 sq. feet)



## First Floor

Approx. 112.9 sq. metres (1215.5 sq. feet)



Total area: approx. 318.1 sq. metres (3423.7 sq. feet)

28 Whitewall, Norton

## 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 |         |           |
|                                             | 67      | 79        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

## 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 |         |           |
|                                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |





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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside  
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