



**MANOR HOUSE BARNS**  
EAST LUTTON | NORTH YORKSHIRE | YO17 8TG

## THE DEVELOPER

Haxton Developments is a long standing and highly regarded family run business specialising in the conversion and restoration of listed and historic buildings.

Haxton Developments also provide high quality, bespoke developments in prime residential locations throughout North Yorkshire.

Our extensive experience is in navigating the complexities of heritage buildings. We pride ourselves on the ability to meet the rigorous standards set by organisations such as The National Trust, English Heritage, and other regional and national conservation bodies.

With an insightful understanding of traditional building techniques and conservation policies, we possess the expertise needed to safeguard historic status yet seamlessly integrate modern elements into historic environments.

Imagination and innovation, as well as expertise, is at the heart of our ethos. Our approach to the development of historic buildings includes working closely with local planners and architects to develop plans which respect the significant and architectural value of each property, but which also push the boundaries of heritage property development. We blend period features with contemporary design to create homes which exude luxury and timeless design.



# ABOUT THE DEVELOPMENT

## *Restoring the past – Creating the future*

Buchanan Mitchell are delighted to launch Manor House Barns, to the open market.

Our release of just two stunning barn conversions will be available for occupation in the late summer of 2024. The properties are located within the rural hamlet of East Lutton, within the Ryedale district of North Yorkshire on the edge of the Yorkshire Wolds. The village is approximately 1 mile from the larger village of West Lutton, and approximately, 8 miles southeast of the market town of Malton, known as “The Food Capital of Yorkshire”.

Manor House Barns offers a wonderful opportunity to purchase one of only two substantial barn conversions, within this exciting and exclusive development. These luxurious and spacious homes have been skilfully and creatively converted and designed to cater for modern day family living.

The properties have been individually designed and beautifully crafted using locally sourced and reclaimed materials.

By purchasing off-plan, prospective buyers are offered the opportunity to customise the internal layout according to their unique preferences and needs. Our expertly crafted designs offer a flexible canvas, allowing you to tailor the space to accommodate multi-generational living arrangements, facilitate lucrative holiday lets, or create a productive work-from-home environment. Whether you envision a versatile space for family gatherings, seek to generate rental income, or aspire to integrate your professional life into your home, our adaptable layouts provide the ideal foundation for realising your vision. Embrace the freedom to shape your living space to perfectly align with your lifestyle and aspirations.

- **Efficient Integration of Sustainable Technologies:** The properties offer modern sustainable living, integrating cutting-edge technologies to minimise environmental impact.
- **Highly Insulated Construction:** The properties boast a highly insulated construction that exceeds building regulation requirements. Our choice insulation materials ensures exceptional thermal performance, reducing heat loss and minimising energy consumption.
- **Extensive SAP Calculations:** Our dedication to energy efficiency is underscored by the extensive SAP calculations conducted throughout the design process. These calculations, aimed at optimising energy efficiencies, have resulted in a high-spec rating, showcasing our commitment to sustainability and innovation.

- **Air-Source Heat Pump with Under-Floor Heating:** At the heart of this property's heating system lies an air-source heat pump, a renewable energy technology that efficiently extracts heat from the ambient air. Combined with under-floor heating.

This system provides consistent warmth throughout the ground floor accommodation, while significantly reducing reliance on traditional heating sources.

Homeowners will delight in the luxurious specification, contemporary fittings and extensive accommodation, all of which have been styled with premium fixtures and fittings together with beautifully designed finishes.

The expansive open plan living kitchen and family room lies at the heart of each of these stunning homes.

Externally, the architectural style draws inspiration from the surrounding, historic properties and local landscape, conserving the original mellow brick elevations under a clay pantiled roof.

Both properties will enjoy professionally landscaped outdoor space, integral stores and garaging.

This exclusive development offers aspirational and relaxed family lifestyle, located in a tranquil rural setting within the attractive village of East Lutton.

Traveling by car from the village to York is straightforward and convenient. The journey typically takes around 45 minutes. You can reach York by driving south on the A166 road, which connects directly to York city centre.

While there are no direct bus routes from East Lutton to York, you can take a bus from nearby towns such as Malton or Driffield. Both Malton and Driffield have regular bus services to York.

The nearest train stations to East Lutton, are located in Malton and Driffield. From either station, you can catch a train to York. The journey by train typically takes around 30-40 minutes, offering a convenient and efficient way to travel to York. Train services from Malton and Driffield to York operate regularly throughout the day.

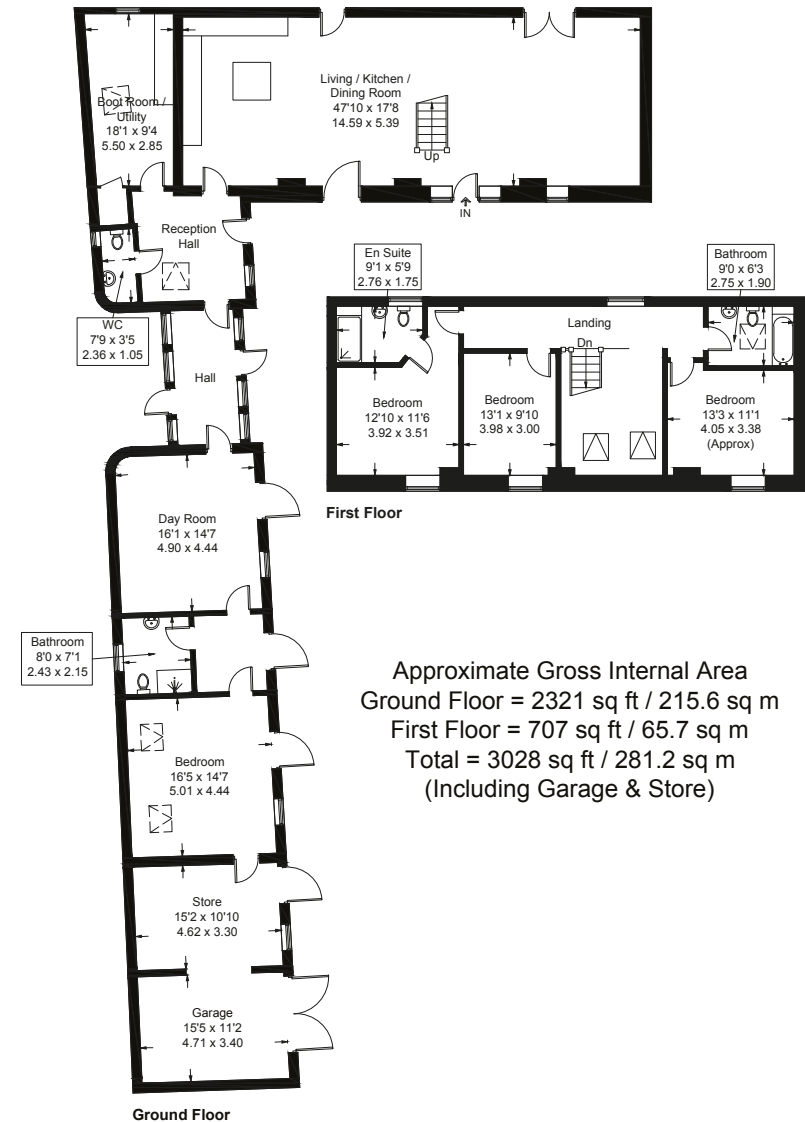
# WEST BARN





## WEST BARN

- OPEN PLAN LIVING, KITCHEN AND DINING ROOM
- SEPARATE DAY ROOM
- BOOT ROOM / UTILITY
- RECEPTION HALL
- CLOAKROOM
- MASTER BEDROOM WITH EN SUITE BATHROOM
- 3 FURTHER DOUBLE BEDROOMS
- 2 FAMILY BATHROOMS
- HOME OFFICE
- INTEGRAL GARAGE AND STORE ROOM
- GROSS INTERNAL FLOOR AREA 281.2 SQ.M. / 3,028 SQ.FT.



Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

# EAST BARN





# SPECIFICATION

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## GENERAL

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- External walls and roof fitted with SIP (structurally insulated panels – to maximise the insulation values and reduce running costs
- External finish in original handmade clamp bricks
- Roof coverings in reclaimed clay pantiles
- Cast iron guttering and RWP in black
- High-performance, double-glazed windows in painted finish
- Acoya hardwood external doors set within pre-finished frames

## ELECTRICS, HEATING AND LIGHTING

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- Air source heat pump heating (Mitsubishi Ecodan) and domestic hot water system supplying underfloor heating to the ground floor.
- Radiators to the first floor.
- TV points to sitting room and kitchen
- Fibre broadband
- Mains powered smoke detectors to kitchen, hall and landings with battery back up
- Telephone points
- Pressurised water tank supplying constant hot water
- LED lighting system throughout
- White switches and sockets.
- Full security system including motion sensors and point of entry detectors. With option to upgrade.

## INTERNAL FINISHES

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- Moulded skirtings and architrave
- Prefinished Oak doors with chrome ironmongery
- Choice of LVT, engineered timber, or natural stone flooring to kitchen, dining, reception hall and utility room. There is a sum of £42.00 per square metre included within the sales price for the purchase of the floor covering based on a total of 110 sq.m.
- Neutral matt emulsion to walls and ceilings
- Satin finish to all woodwork

## LIVING KITCHEN/DINING

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- Shaker style kitchen with double sink and drainer, extractor fan, integrated dishwasher, silestone quartz worktop and upstand.
- There is a provisional sum of £17,000 included in the sale price for the kitchen cabinetry

## SITTING ROOM

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- Flue connection to roof for log burner, if requested (not included in the sale price)
- Oak and glass staircase.

## UTILITY ROOM

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- Shaker style cabinetry - colour to be agreed.
- Laminate worktop including stainless steel sink and taps
- Plumbing for washing machine and outside tap
- There is a provisional sum of £4,000 included in the sale price to include fitting

## HOUSE BATHROOM

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- Ceramic tiling to floor and shower/bath, with one row of tiles above the wash hand basin.
- Electric shaver socket
- A provisional sum of £5,000 has been lodged with Ripon Interiors for the supply of WC, bath with shower, wash hand basin, taps and shower mixer

## PRINCIPAL BEDROOM EN-SUITE

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- Ceramic tiling to floor and shower enclosure with one row of tiles above the wash hand basin
- Shaver socket
- A provisional sum of £4,000 has been lodged with Ripon Interiors for the supply of WC, bath, wash hand basin, shower and screen including taps and shower mixer

## GUEST BEDROOM EN-SUITE

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- Ceramic tiling to floor and shower enclosure with one row of tiles above the wash hand basin.
- Shaver socket
- A provisional of £3,000 has been lodged with Ripon Interiors for the supply of WC, bath, wash hand basin, shower and screen including taps and shower mixer

## GROUND FLOOR WC

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- A provisional sum of £1,500 has been lodged with Ripon Interiors for the supply of WC, wash hand basin and taps

## EXTERIOR

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- Indian Stone patio and paths
- Non-electric entrance gates
- Post and rail boundary fence between the front gardens with hedging
- Gravel to drive entrance leading to turfed front lawn.
- Turf to all garden areas
- Provision for electric lighting to the exterior perimeter of the house and garage
- Shared Sewage treatment plant
- External power sockets
- Electric car charging point
- Lighting and power sockets to garage
- Landscaping scheme including garden retaining wall to the north elevation, shrubs and limited planting
- External taps





## LOCATION

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East Lutton is a small village located in the Ryedale district of North Yorkshire, close to the border of the East Riding of Yorkshire. It is located approximately 8 miles south-east of the market town of Malton and about 1 mile east of the village of West Lutton.

**History:** Like many villages in the area, East Lutton has a long history dating back centuries. It was mentioned in the Domesday Book of 1086, where it was recorded as "Lutune." The village has likely been inhabited since Roman times, and evidence of medieval settlement can still be seen in the area.

**Rural Setting:** The village is surrounded by picturesque countryside, with rolling hills, farmland, and woodlands characterising the landscape. The village itself is small and rural, with a peaceful and tranquil atmosphere.

**Walking and Cycling:** The countryside surrounding East Lutton offers fantastic opportunities for walking, cycling, and outdoor exploration. There are footpaths and bridleways crisscrossing the area, allowing residents and visitors to enjoy the natural beauty of the North Yorkshire countryside.

**Nearby Attractions:** While East Lutton itself may be a quiet and rural village, it is within easy reach of many attractions in North Yorkshire. The market town of Malton (food capital of Yorkshire) offers an excellent range of independent shops, restaurants, and historic landmarks, while the North York Moors National Park and the Yorkshire Wolds provide opportunities for outdoor adventure and exploration.

**Community Life:** Like many rural villages, East Lutton has a close-knit community where residents come together with the neighbouring villages for events, activities, and social gatherings.

Overall, East Lutton is a charming rural village in the heart of the North Yorkshire countryside, offering a peaceful retreat for those seeking a slower pace of life and a connection to nature.

## THE YORKSHIRE WOLDS

The Yorkshire Wolds stretch across the counties of East Riding of Yorkshire and North Yorkshire. They form a crescent-shaped range extending from the Humber Estuary in the south to the North Sea coast near Flamborough Head in the north.

**Landscape:** Characterised by rolling chalk hills, deep valleys, and gentle slopes, the Yorkshire Wolds offer breath-taking views of the surrounding countryside. The landscape is dotted with patches of woodland, picturesque villages, and historic landmarks.

**Nature Reserves:** The area is home to several nature reserves and conservation sites, including Flamborough Head, Filey Dams Nature Reserve, and Bempton Cliffs. These reserves provide habitats for a variety of wildlife, including seabirds, rare plants, and butterflies.

**Walking and Cycling:** The Yorkshire Wolds offer fantastic opportunities for outdoor activities such as walking, hiking, and cycling. The gently rolling terrain and network of footpaths and bridleways make it an ideal destination for exploring on foot or by bike.

**Market Towns and Villages:** The area is dotted with charming market towns and villages, each with its own unique character and attractions. Beverley, Driffield, Pocklington, and Malton are just a few of the towns worth visiting for their historic architecture, local shops, and vibrant markets.

## NORTH YORK MOORS

The North York Moors is a breath-taking national park renowned for its stunning landscapes, rich biodiversity, and cultural heritage. Covering an area of approximately 1,430 square kilometres. It extends from the Cleveland Hills in the west to the dramatic cliffs of the North Sea coast in the east.

**Natural Beauty:** The moors are famous for their wild and rugged beauty, with vast expanses of purple heather covering the rolling hillsides, particularly stunning when in bloom during late summer. The landscape is interspersed with ancient woodlands, meandering rivers, and cascading waterfalls.

**Walking and Cycling:** The national park offers a vast network of footpaths, bridleways, and cycling trails, making it a paradise for outdoor enthusiasts. The Cleveland Way and the Coast-to-Coast walk pass through the park, offering long-distance hiking opportunities with breath-taking views. Cyclists can enjoy off-road trails, quiet country lanes, and challenging mountain biking routes.

## NORTH YORKSHIRE COASTLINE

East Lutton is relatively close to the coast, and there are several beautiful coastal areas within a reasonable driving distance:

**Scarborough:** Located approximately 25 miles east of East Lutton, Scarborough is a popular seaside resort town known for its sandy beaches, historic castle, and vibrant seafront promenade. From East Lutton, you can reach Scarborough by car in around 45 minutes.

**Filey:** Situated about 20 miles northeast of East Lutton, Filey is a charming coastal town with a long sandy beach, beautiful gardens, and a historic promenade. It offers a quieter and more relaxed atmosphere compared to Scarborough. The drive from East Lutton to Filey takes approximately 40 minutes.

**Bridlington:** Located approximately 30 miles northeast of East Lutton, Bridlington is a traditional seaside resort town with sandy beaches, a bustling harbor, and a charming old town area. It's a great destination for families and offers a range of attractions and activities. The drive from East Lutton to Bridlington takes around 50 minutes.

**Flamborough Head:** Situated about 30 miles northeast of East Lutton, Flamborough Head is a stunning coastal headland known for its dramatic white cliffs, sea caves, and seabird colonies. It's a popular destination for hiking, birdwatching, and enjoying breath-taking coastal views. The drive from East Lutton to Flamborough Head takes approximately one hour.

While East Lutton itself may not be directly on the coastline, its proximity to these picturesque coastal areas makes it an ideal base for exploring the stunning North Yorkshire coastline. Whether you're seeking sandy beaches, rugged cliffs, or scenic coastal walks, you'll find plenty to explore and enjoy within easy reach of East Lutton.

## PRIMARY SCHOOLS

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Luttons Community Primary School, West Lutton (0.8miles)  
Tel: 01944 738232

Sledmere CE Primary School, Sledmere (3.9 Miles)  
Tel: 01377 236267

West Heslerton CE VC Primary School (5.2 miles)  
Tel: 01944 728286

Settrington All Saints' Church of England Primary School (9.6 miles)  
Tel: 01944 768238

## SECONDARY SCHOOLS

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Driffield School & Sixth Form (12 Miles)  
Tel : 01377 253631

Malton School, (13 miles)  
Tel: 01653 692828

St Augustine's School, Scarborough (16 miles) Tel : 01723 363280

## INDEPENDENT SCHOOLS

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Pocklington School (17 miles) Ages: 2-18  
Tel: 01759 321200

Scarborough College (17 miles) Ages: 3-18  
Tel: 01723 360620

Terrington Hall Preparatory School (22 miles) Ages: 3-13  
Tel: 01653 648227

St Peters Pre-prep (32 Miles) Ages 2-8  
Tel: 01904 527361

St Peter's Junior School, York (32 miles) Ages: 8-13  
Tel: 01904 527416

St Peter's School, York (32 miles) Ages: 13-18  
Tel: 01904 527300

## HOSPITALS

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Alfred Bean Hospital, Driffield (9 miles)  
Tel: 01377 208700

Malton, Norton & District Hospital (10.1 miles) Tel: 01653 693041

Woodlands Private Hospital, Scarborough (12.3 miles) Tel:01723 368111

Cross Lane Hospital, Scarborough (13.8 miles) Tel: 01723 384600

## DOCTORS

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Sherburn Surgery, Sherburn (4.8 miles)  
Tel: 01944 710226

The Park Surgery, Driffield (8.7 miles)  
Tel: 01377272747

The Medical Centre, Driffield (8.9 Miles)  
Tel: 01377 243055

## DENTISTS

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New Road Dental Surgery, Driffield (8.9 miles) Tel: 01377 254194

City Health Dental - Driffield (9 miles)  
Tel:01377 208360

Exchange Street Practice Ltd, Driffield (9.5 miles) Tel: 01377 241050

The Dental Health Practice, Malton (9.7 miles) Tel: 01653 697615

Old Police House Dental Surgery, Malton (9.9 miles) Tel: 01653 692771

North Yorkshire Dental Care, Malton (10.1 miles) Tel: 01653 604716

## SUPERMARKETS

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Tesco Express, Norton (11 miles)

Lidl, Driffield (10miles)

Tesco Superstore, Driffield (10 Miles)

Iceland, Driffield (10miles)

Lidl, Norton (12 miles)

Morrisons Malton (12miles)

ASDA, Malton (12miles)

Sainsburys, Malton Local (13 Miles)

Morrisons Scarborough (13 Miles)

## TRANSPORT LINKS

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**Rail links:** Malton (12miles) Driffield (10miles) York (29miles)

**Airports:** Humberside (45miles)  
Leeds/Bradford (60 miles) Teesside International (62 miles)

**Road:** Easy access to the A64 connecting to the A1 (M) to the major cities of York, Hull, Leeds, Manchester and Newcastle.



Buchanan Mitchell  
Estate Agents

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## MANOR HOUSE BARNES

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