

**BOX TREE BARN**  
**LOCKTON, NORTH YORK MOORS NATIONAL PARK**

**Cundalls**





## **BOX TREE BARN**

LOCKTON

PICKERING, NORTH YORKSHIRE

YO18 7PY

*Pickering 5 miles, Malton 14 miles, York 32 miles, Leeds 58 miles (all distances are approximate)*

**An exceptional family home restored and reimagined through an imaginative conversion of a series of Grade II listed farm buildings. Spacious and versatile accommodation, elegantly presented with quality fittings throughout and retaining much of the inherent charm of these 18th century buildings.**

- Over 4,000 square feet in total, with accommodation arranged over two floors and providing for a main house and adjoining annexe.
- Beautifully presented throughout with a high-quality standard of finish.
- **Box Tree Barn:** entrance hall – drawing room – sitting room – garden room – farmhouse kitchen with pantry – utility room – ground floor shower room – ground floor bedroom with en-suite bathroom - three further first floor bedrooms and the main house bathroom.
- **Box Tree Annexe** – over 1,000 square feet of accommodation. Dining kitchen – living room – bedroom – shower room.
- An exceptionally private position in the very heart of the village.
- Landscaped courtyard garden to the centre of the property. Further traditional lawned garden and entertaining area.
- A useful studio/workshop with independent access.
- Hardwood electric double gates open onto ample, secure parking. EV charging facilities.

**PRICE £945,000**

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## DESCRIPTION / BACKGROUND

Box Tree Barn sits in the centre of the village with an attractive open aspect over the village green. The deceptively modest frontage belies the overall extent of the property which provides over 4,000 square feet of space and sits within almost a quarter of an acre of attractively landscaped grounds. The buildings date back to 1750, and the conversion was handled with a rare sensibility, combining an imaginative approach preserving the buildings innate character, whilst creating a stylish home with a superb standard of finish and with real integrity to the finished property. Local craftsmen and materials were involved in the conversion process and features high-quality kitchen cabinetry and sanitary ware are present throughout.

In all Box Tree Barn provides 4,337 square feet of accommodation, with a self-contained suite of rooms forming an independent one-bedroom annexe which can easily be incorporated into the main flow of the house. The annexe has an independent entrance, heating system and all services are separately metered, great for any buyers looking for a property suited to intergenerational living. A useful workshop/studio adjoins the house.

The accommodation has been designed around a sheltered central courtyard garden, with doors opening directly onto the garden from three sides. In brief, entrance hall with utility room, farmhouse kitchen with solid oak cabinetry, garden room, a beautifully proportioned central hallway with a carved oak return staircase up to the first floor. An elegant sitting room and from the old wheelhouse a stunning main reception room has been created, featuring a vaulted ceiling, exposed original stonework and large windows to two sides which flood the room with light. To the ground floor is a large double bedroom with en-suite bathroom. To the first floor is a galleried landing with fitted storage, there are three first floor bedrooms and the house bathroom. The annexe is formed from the single storey range which fronts onto the village street and offers lateral living; living room, dining kitchen, double bedroom and shower room.

In all the house sits in just under a quarter of an acre of grounds, including a sheltered courtyard garden, outside dining area set under a pergola and a lawned garden. There is ample private parking and the benefit of two EV charging points.

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## LOCATION

The pretty, moorland village of Lockton enjoys a peaceful position located off the A169, between Pickering and Whitby. This friendly community benefits from a popular tearoom and gallery, and is within easy reach of two good local pubs, one in the neighbouring village of Levisham, and another just outside the village. Despite its rural feel, Lockton is located less than 6 miles from the market town of Pickering, Malton lies 15 miles south and the City of York is easily commutable.

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## ACCOMMODATION

### ENTRANCE HALL

Panelled front door. Radiator. Slate floor. Recessed lights. Internal access door to the annexe.

### UTILITY ROOM

3.30 m (10'10") x 2.20 m (7'3")

Slate floor. Grant oil fired boiler. Pair of high pressurised hot water cylinders. Automatic washing machine point. Tumble drier point. Overhead dryer.

### FARMHOUSE KITCHEN

8.80 m (28'10") x 3.70 m (12'2")

Vaulted ceiling with exposed beams. Two sets of half glazed stable doors opening onto the courtyard. Quality range of kitchen cabinetry with under cupboard lighting and solid beech Butcher Block work tops. Separate Island unit incorporating a one and a half bowl ceramic sink unit. Reclaimed oak floorboards. Integrated dishwasher. Electric range cooker with extractor overhead. Wall lights. Window to the side.



### PANTRY

2.80 m (9'2") x 2.40 m (7'10")

Fitted base and wall units with butcher block worktops and under cupboard lighting. Beamed ceiling and inset lights. Oak floorboards. Column radiator.

INNER HALL - Stable door to the courtyard. Fitted understairs storage cupboard. Slate floor.

#### GROUND FLOOR SHOWER ROOM

3.00 m (9'10") x 2.40 m (7'10")

Walk in shower with a tiled surround. Low flush WC. Pedestal wash hand basin. Slate floor. Heritage style column radiator. Wall lights. Half panelled walls. Window to the side. Chrome heated ladder towel rail.

#### GARDEN ROOM

8.90 m (29'2") x 2.50 m (8'2")

A bright, light filled, south facing room with three sets of French doors opening out onto the courtyard. Exposed stonework to part. Heritage column radiator. Original granary steps with wrought iron banister rail leading up to Bedroom four.



#### CENTRAL HALL

5.30 m (17'5") x 4.80 m (15'9")

Part vaulted with an oak return staircase to the first floor. Slate flooring. Pair of radiators. Joiner built fitted shelving and storage. Half glazed door to the rear garden. Utilities cupboard. Wall light sconces.

#### DRAWING ROOM

7.10 m (23'4") max x 7.10 m (23'4") max

An elegantly proportioned main reception room, converted out of the original wheelhouse. Floor to ceiling windows to two sides. Windows to the rear. Part vaulted panelled ceiling with feature exposed English oak beam, sourced from nearby Castle Howard. Exposed stone pillars and wall. Scandinavian wood burning stove. Wall lights. Floor set sockets. Pair of column radiators.



#### SITTING ROOM

5.40 m (17'9") x 5.30 m (17'5")

French doors opening directly out onto the garden. Wood burning stove flanked by a pair of reclaimed, period cabinets with glass fronted displays. Wall lights. Beamed ceiling with inset lights. Column radiator.



#### GROUND FLOOR BEDROOM

5.40 m (17'9") x 4.40 m (14'5")

Arched window to the side. Beamed ceiling with inset lights. Wide reclaimed floorboards. Range of deep fitted storage cupboards. Pair of column radiators.



#### EN-SUITE BATHROOM

3.00 m (9'10") x 2.60 m (8'6")

Freestanding claw foot bathtub. Walk in double width shower cubicle with dual rain head shower overhead. Pedestal wash hand basin. Column radiator. Half tiled walls. Wall lights. Tiled floor. Window. Shaver point. Extractor fan. Spiral radiator towel rail.



#### FIRST FLOOR

##### GALLERIED LANDING

Vaulted with exposed beams. Column radiator. Large walk in fitted storage cupboard with shelving. Oak floor.

##### BEDROOM TWO

5.50 m (18'1") x 5.50 m (18'1")

Impressive master bedroom with vaulted ceiling showcasing a king post truss. Window to the rear with stone sill. Pair of windows to the side. Recessed lights. Column radiator. Oak floor.



##### BEDROOM THREE

5.50 m (18'1") x 4.50 m (14'9")

Dual aspect with windows to two sides. Heritage style column radiator. Recessed lights. Oak floor. Exposed beams.

##### BATHROOM

4.70 m (15'5") x 2.10 m (6'11")

Freestanding claw foot tub. Walk in double width shower cubicle with dual rain head shower. Pair of wash hand basin. Low flush WC. Heritage column radiator. Tiled walls. Wall lights. Tiled floor. Conservation roof light. Shaver point. Extractor fan. Heated towel rail.



#### BEDROOM FOUR

5.60 m (18'4") x 3.70 m (12'2")

Oak floor. Vaulted ceiling with exposed king truss and recessed lights. Column radiator. Window to the rear.



#### ANNEXE

##### DINING KITCHEN

4.80 m (15'9") x 4.40 m (14'5")

Half glazed stable door to the courtyard. Range of fitted base and wall units with butcher block worktops incorporating an inset Belfast sink. Under cupboard lighting. Four ring induction hob. Integrated electric oven. Three quarter height window to the front. Exposed beams under a vaulted ceiling. Radiator. Slate and oak flooring. Column radiator.

##### SHOWER ROOM

2.90 m (9'5") x 1.20 m (3'11")

Walk-in shower with a fully tiled surround and rain head shower overhead. Low flush WC. Pedestal wash hand basin. Chrome heated ladder towel rail. Tiled floor. Half panelled walls. Skylight. Extractor fan. Electric shaver point.

##### LIVING ROOM

4.50 m (14'9") x 4.40 m (14'5")

Half glazed stable door to the front. Window to the rear. Column radiator. Conservation roof light. Vaulted with exposed beams. Wall sconces. Wood burning stove set upon a tiled hearth.

##### BEDROOM

5.70 m (18'8") x 4.80 m (15'9")

Half glazed stable door to the front. Window to the side. Column radiator. Conservation roof light. Vaulted with exposed beams. Wall sconces. Arrow slit windows.



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## GARDEN & GROUNDS

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Box Tree Barn occupies a prominent position within the heart of the village and faces south looking along the Main Street and down the Village Green. A driveway leads down the eastern edge of the property, opening via electric double hardwood timber gates onto a graveled parking area, with EV charge point and space to park a number of vehicles. A further EV charging point has been fitted at the head of the driveway.

The rear garden is walled to all sides and bounded by mature trees and shrubs, creating a sheltered and private space with lawn and a broad stone flagged terrace, sheltered by an oak pergola onto which has doors opening out from the house onto it. To the far end of the garden stands a useful timber garden shed with log store. There is both power and water to the outside.

At the heart of the property stands a sheltered and extremely private courtyard garden. An espalier of apple trees lines the pathway from the high hand gate on the driveway leading to the front door. Attractively landscaped with lawn and a number of well-placed herbaceous shrubs and plantings creating a pretty and sociable space which benefit from doors opening out from three sides which creates a lovely flow of inside out indoor living, ideal for entertaining.

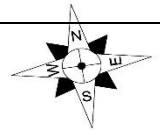
### WORKSHOP/STUDIO

5.20 m (17'1") x 4.90 m (16'1")

Stable door to the front. Windows to three sides. Oil tank. Mezzanine storage. Electric light and electric.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## GENERAL INFORMATION - REMARKS & STIPULATIONS

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### EASEMENTS, RIGHTS OF WAY & WAYLEAVES

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The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage, and other easements attaching to the property whether mentioned in these particulars or not. The driveway is owned by Box Tree Farm, Box Tree Barn has a full, unrestricted vehicular and pedestrian right of access along the driveway.

### BOUNDARIES

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The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

### ENERGY PERFORMANCE CERTIFICATE

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An EPC has been prepared for Box Tree Barn and is available for inspection at the agents Pickering, Malton or Helmsley Offices.  
Scoring: Current D/64 Potential D/67

### METHOD OF SALE

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The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations.

For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766, email: [judith.simpson@cundalls.co.uk](mailto:judith.simpson@cundalls.co.uk).

### GENERAL INFORMATION

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|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Services:    | Mains electric and water. Drainage is to a compliant waste treatment plant. Oil fired central heating with a supplementary air source heating system for the annexe. Broadband & 4G available (provider dependant). Current provider is Starlink. |
| Council Tax: | Band G                                                                                                                                                                                                                                            |
| Tenure:      | The property is Freehold, and vacant possession will be given upon completion.                                                                                                                                                                    |
| Viewing:     | Strictly by appointment with the agent's office in Pickering; 01751 472766                                                                                                                                                                        |
| Postcode:    | YO18 7PY                                                                                                                                                                                                                                          |

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is bought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**MONEY LAUNDERING REGULATIONS 2003** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. A mandatory fixed Regulatory Compliance Charge of £30 plus VAT (£36.00) is payable by each buyer for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence, and the sale can progress to the legal stage.

