

# NORTH BARN

Towthorpe, East Riding of Yorkshire

## NORTH BARN

**Outstanding barn conversion with garaging, large gardens and far-reaching views**

*Sledmere 4 miles • Malton and Driffield 10 miles • Beverley 18 miles  
York 22 miles • Hull 26 miles*

Entrance and staircase hall • Cloakroom/wc • 2 reception rooms • Kitchen/breakfast room • Pantry • Utility room

Principal bedroom suite with dressing room and bathroom  
3 bedrooms • 2 further bathrooms (1 en suite)

Front driveway • Car port • Double garage • Greenhouse  
Landscaped garden

Rear landscaped terrace and garden

In all just over 0.6 acres

For Sale Freehold



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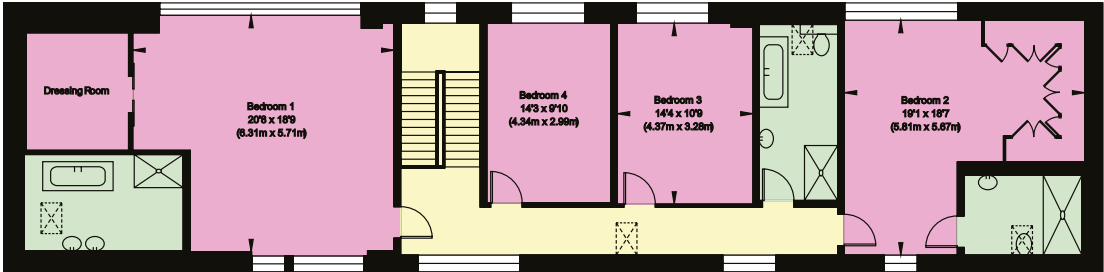
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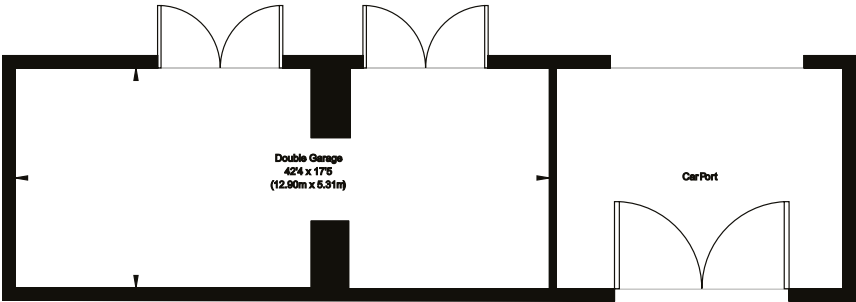
North Barn, Manor Farm, Towthorpe, near Malton, East Riding of Yorkshire YO25 3HD

Approximate Gross Internal Floor Area  
3306 SQ FT / 307.04 SQ M - (Excluding Outbuildings)

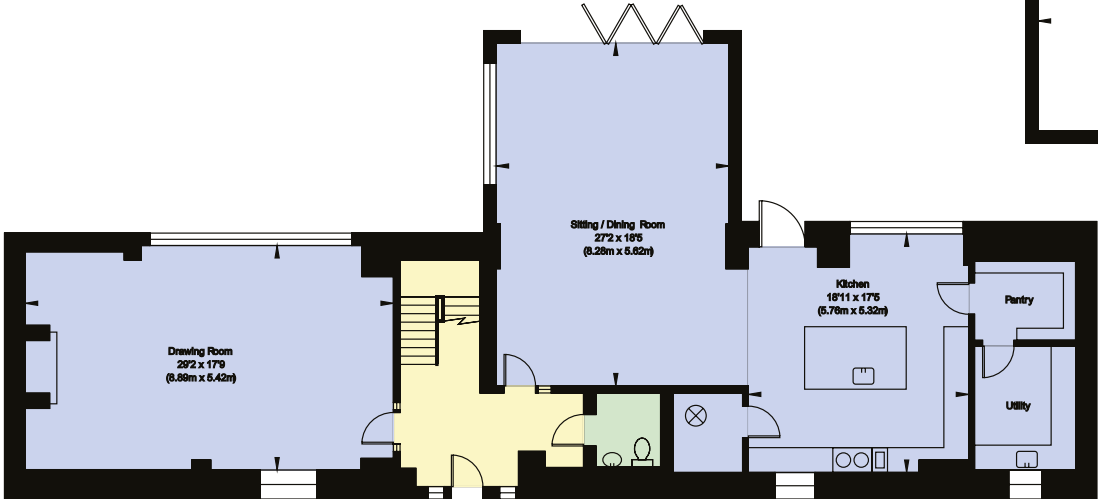
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



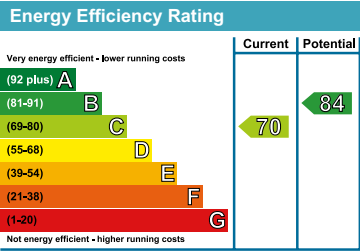
First Floor



Outbuilding



Ground Floor



This detached house was skilfully converted from a traditional farm building in 2019 and enjoys a magnificent setting, orientated to take advantage of the far-reaching views. Its outlook across the high rolling hills of the Yorkshire Wolds is enjoyed from all principal rooms. North Barn is beautifully appointed throughout, its interiors offering luxurious accommodation on a grand scale. Accompanying the extensive garaging are superbly landscaped gardens and grounds to front and back, making the most of south facing sunshine and panoramic views. This outstanding property enjoys a tranquil location, rural and yet connected to a superb road system offering rapid access to York, Malton, Driffield, Hull and the coast.

- Detached stone-built barn conversion
- Versatile accommodation totalling more than 3300 sq ft
- Open plan kitchen/dining/living room with bi-fold doors opening to the garden
- Beautifully appointed with high spec kitchen and bathroom fittings
- Energy efficient
- Elevated position with magnificent countryside views
- Large plot of 0.6 acres with landscaped garden and grounds
- Garage, car port and ample parking



**Tenure:** Main electricity and water, private drainage. Oil fired central heating.

**EPC Rating:** C

**Council Tax Band:** G

**Services & Systems:**

Underfloor heating. Zoned heating (5 zones)

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Local Authority:** East Riding of Yorkshire [www.eastriding.gov.uk](http://www.eastriding.gov.uk)

**Money Laundering**

**Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.







This distinguished family house is characterised externally by the honey-colour stone and mellow brickwork of the original barn together with zinc cladding, creating a superb modern aesthetic. Smart contemporary interiors with a sophisticated finish are given added character through the thickset walls with deep sills, vaulted ceilings and exposed rustic beams that all reference the building's heritage. There is underfloor heating throughout the ground floor, column radiators on the first floor and the open tread staircase is handcrafted in oak.

At the heart of the home is the kitchen/dining/living room with full height aluminium windows and bi-fold doors that span the north and west elevations, opening wide on to the garden terrace. The fitted kitchen/breakfast room with stone tiled floor has sleek, contemporary fitted and painted Shaker style units, a large island with breakfast bar, Corian worktops, a

2020 electric conversion 4-oven Aga, Siemens appliances and an American larder fridge freezer. A custom-designed pantry provides further storage along with a separate utility/laundry room with a butler sink. A separate drawing room with a full-height tripartite picture window extends nearly 30 ft and features a Hunter wood-burning stove and herringbone oak floor.

The first floor landing gives access to four double bedrooms and the house bathroom, all of which have lofty ceilings that rise into the roof space revealing exposed roof trusses. The principal bedroom suite has a dressing room and bathroom with a freestanding bath and walk-in shower. The second bedroom suite has wraparound built-in wardrobes in the dressing area. All bathrooms have luxurious fittings and magnificent views can be enjoyed from every bedroom.





## Outside

The property is approached via a car port with electric gates. It gives access to the hugely private and secure front driveway where there is a double garage and courtyard garden. The gravelled drive is framed by abundantly planted raised beds and borders and sweeps alongside the length of the house providing a generous area for parking and turning. A paved terrace with an arbour, sheltered by a low curved wall, faces south providing an ideal outdoor space. The whole front area is encircled by an attractive high brick wall with coping stones that arcs around the western boundary.

The expansive rear garden sits behind the property. Accessed directly from the house, the elevated stone terrace and formal lawned garden are framed with ornamental trees and parkland railings edged with clipped box hedging. A flight of stone steps leads down through the retaining wall to the extensive area of lawn that descends gently from the house, an ideal area for family activities. The whole is part bounded by a high sculpted wall with coping stones on two sides of the property, hedging and a timber fence on the far boundary enabling uninterrupted panoramic views across the rolling hills, fields and pastures of the Wolds.









## Environs

Towthorpe is a small and elevated hamlet surrounded by open farmland and countryside of the Yorkshire Wolds. The location is rural but accessible, offering rapid access to the market towns of Beverley and Driffield (some 15-20 minutes' drive) as well as Malton with its railway station connecting to the city of York. There are public footpaths on the doorstep and the Yorkshire coast is easily accessible.

## Directions

From Malton on the B1248 Malton to Beverley road, high on the hill between Wharram le Street and Fimber roundabout, take a left turn where you see the signpost to Towthorpe. After about half a mile down the lane take a left and you will see North Barn on your right hand side.

**What3words:** ///needed.lasted.reference

## Viewing

Strictly by appointment



**Important notice** 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. Photographs, property spec and media highlights May 2025, Details Sept 2025. NB: Google map images may neither be current nor a true representation. Brochure by wordperfectprint.com



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