HARVEST HOME
WILTON



A newly converted barn with imaginatively designed and well-presented accommodation set within a large plot with plenty of parking, located within an accessible village.

1,336 square feet of accommodation, finished in 2025 .
Large open plan dining kitchen with separate living area - Utility Room – Shower Room
Three large double bedrooms – Bathroom – Shower Room
Set upon a large plot with plenty of scope to create a sizable garden.
Ample off-street parking

GUIDE PRICE £375,000

A well-executed and attractively presented barn conversion set in a quiet, tucked away position in the heart of the village.

Harvest Home started life as a granary, set within a traditional fold yard of stone farm buildings. Completed in 2025 the conversion has been undertaken with a great deal of thought, creating a versatile home with a fantastic open plan living space covering almost the entire first floor alongside a practical utility room and additional shower room. The bedrooms are arranged on the ground floor and comprise three, large double rooms and two, well-appointed bath or shower rooms. In all the house provides over 1,300 square feet of versatile accommodation. Despite its characterful appearance, the property has been finished to a superb modern standard with strong EPC credentials to match, scoring a high C band rating.

Harvest Home has the largest plot within the development set in 0.11 of an acre. To the immediate rear is a sheltered west facing courtyard area. The majority of the grounds are currently uncultivated and offer the purchaser the chance to implement their own scheme of landscaping and planting, there is scope to create a large area of parking, lawns and gardens to suit any number of needs.

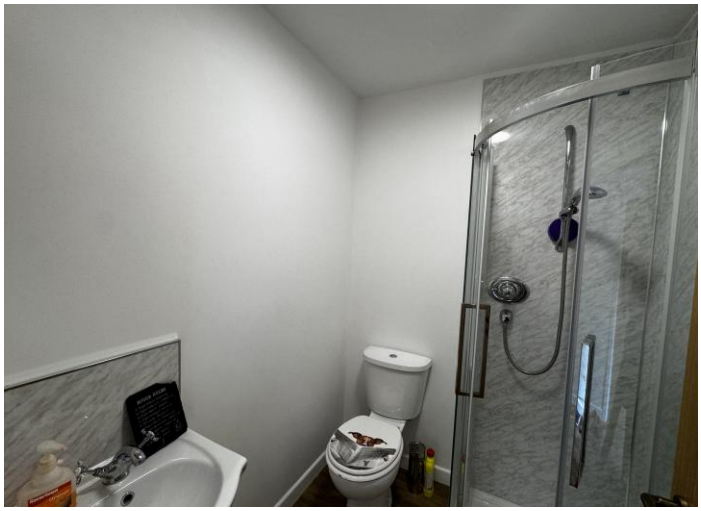


Wilton is an attractive and peaceful rural village, lying only three miles from the picturesque village of Thornton-le-dale, which has a good range of local amenities. The historic market town of Pickering is only six miles away which provides a wider range of shops, schooling and amenities, whilst the Yorkshire Food Capital of Malton is only 10 miles distant.

ACCOMMODATION COMPRISES

UTILITY ROOM
1.57 m (5'2") x 1.45 m (4'9")
Range of fitted base units. Automatic washing machine point. Electric fuses.

SHOWER ROOM
1.80 m (5'11") x 1.57 m (5'2")
Corner shower cubicle. Low flush WC. Wash hand basin set into a vanity unit. Chrome heated ladder towel rai. Extractor fan.



OPEN PLAN DINING KITCHEN
10.00 m (32'10") x 4.70 m (15'5")
Composite front door with a full height pane to the side. A stylish range of fitted kitchen cabinetry with quartz topped units incorporating a Belfast sink with mixer tap. Separate island unit with butcher block worktops and breakfast bar seating. Range of quality integrated appliances; dishwasher, fridge freezer, electric oven and microwave and four ring halogen hob with extractor overhead. Windows to the front and velux roof lights to the front and rear. Stairs down to the ground floor. Dining area. Open through to the Living area.







LIVING AREA
4.70 m (15'5") x 3.60 m (11'10")
Brick lined fireplace with oak beam and a stone flagged hearth. Casement window to the front. Beam. Velux roof light. Picture lights. Television point.







GROUND FLOOR

LANDING
Recessed lights.

BEDROOM ONE
4.48 m (14’6”) x 3.84 m (12’7”)
Range of fitted wardrobes and storage cupboards. Recessed lights. Casement window to the front elevation. Underfloor heating. Television point.



BEDROOM TWO
3.27 m (10’9”) x 3.00 m (9’10”)
Range of fitted cupboards, housing the Firebird oil fired central heating boiler and high pressurised hot water cylinder. Recessed lights. French doors out to the front. Underfloor heating. Television point.



BEDROOM THREE
4.10 m (13’5”) x 3.13 m (10’3”)
Recessed lights. French doors out to the front. Underfloor heating. Television point.



BATHROOM
3.00 m (9’10”) x 1.71 m (5’7”)
Bath with a fully tiled surround. Pedestal wash hand basin. Low flush WC. Half panelled walls. Window to the front elevation. Extractor fan. Chrome heated ladder towel rail. Recessed lights. Marble effect tiled floor.



SHOWER ROOM
2.70 m (8’10”) x 1.33 m (4’4”)
Double width wall in shower. Wash hand basin set into a vanity cabinet. Low flush WC. panelled walls. Nonslip encaustic style flooring. Extractor fan. Chrome heated ladder towel rail. Recessed lights. Bathroom mirror with light

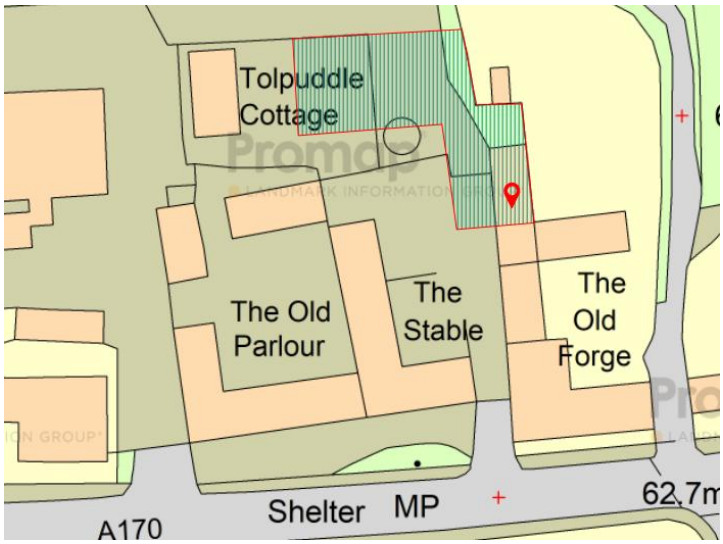


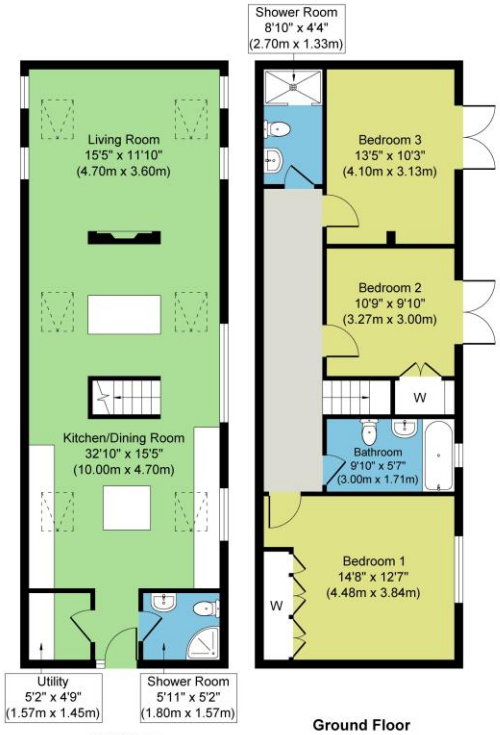
OUTSIDE

Harvest Home is one of just three properties set within a small courtyard development with an access directly off the A170. Harvest Home is positioned on the top right-hand corner and has the largest plot by far, being set in 0.11 of an acre. To the immediate side is a sheltered courtyard style garden, with the original granary steps leading up to the front door. This are houses the oil tank and has an outside water supply.

The majority of the plot is currently not landscaped, and is set in a slightly elevated position just off to the side of the house. There is plenty of potential for improvement with the grounds and could provide ample parking or any scheme of planting to suit an individual purchasers needs.







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

Services:	Mains water, drainage and electricity. Central heating is oil-fired.
Tenure:	We understand that the property is freehold with vacant possession granted upon completion
Council Tax:	TBC
Post Code:	YO18 7JY
Viewing:	Strictly by appointment with the Agent's Pickering office.
EPC:	Current C/72 Potential B/91

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. 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 within the 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 is payable by the 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

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