THE SMITHY
RYTON RIGG ROAD, RYTON



A stunning & superbly appointed single storey barn conversion offering spacious accommodation with three double bedrooms and open-plan living spaces in a peaceful rural location, yet within easy reach of Malton & the A64.

Open-plan kitchen / dining / living room, utility room, plant room, inner hall,
master bedroom with en-suite bathroom,
two further double bedrooms and a house shower room.
Stylish, energy efficient home with underfloor heating provided by a ground source heat pump.
Landscaped gardens & grounds. Ample parking.
Viewing is strongly recommended.

GUIDE PRICE £595,000

The Smithy is a high-quality barn conversion, which enjoys a peaceful, rural setting and yet is within a short drive of the nearby market town of Malton, and the A64. Completed to an exceptional standard and with a contemporary finish, The Smithy offers country living at its best and its spacious accommodation is arranged over a single floor totalling more than 1,660sq.ft. The whole property is flooded with natural light, further enhanced by open-plan kitchen and living spaces, which open directly onto the gardens. It has been well designed, providing three double bedrooms. There is a real focus on energy efficiency, with underfloor heating throughout, provided by a ground source heat pump. The property enjoys an outlook across open fields to the front and benefits from lovely gardens to the side and rear. Electric gates open onto a gravelled driveway.

The property is situated mid-way between Ryton and Great Habton, set amidst open countryside. Ryton is a quiet hamlet located only 3 miles north of Malton, therefore despite its rural situation there is excellent access to the A64 Malton bypass for good communications to York, Leeds and beyond. Ryton Rigg Road, a quiet country lane, linking Ryton with the nearby village of Great Habton, where there is a popular public house. The market town of Malton benefits from an excellent range of amenities including shops, pubs, sports facilities and a railway station with regular services to York and the East Coast.

ACCOMMODATION

OPEN-PLAN KITCHEN / DINING / SITTING ROOM
10.2m x 8.9m (max) (33'6" x 29'2")
Range of kitchen cabinets with quartz worksurfaces, incorporating a Belfast sink with Quooker tap. Four ring induction hob, electric oven, warming drawer, and dishwasher. Housing for an American style fridge freezer. Island unit with breakfast bar. Tiled floor. Vaulted ceiling with exposed roof truss and Velux roof lights. Television point. Feature electric fire. Original Blacksmith's forge. Cloaks cupboard. Bi-fold doors opening onto the rear garden. Sliding patio doors to the front garden.











UTILITY ROOM
2.8m x 1.8m (9'2" x 5'11")
Range of kitchen cabinets with quartz worksurfaces, incorporating a Belfast sink. Automatic washing machine point. Space for a tumble dryer. Extractor fan. Tiled floor. Vaulted ceiling with Velux roof light. Casement window to the side and door to the rear garden.

PLANT ROOM
2.4m x 1.7m (7'10" x 5'7")
Ground source heat pump. Pressurised hot water cylinder. Comms cupboard. Tiled floor. Velux roof light.

INNER HALL
Tiled floor. Full length window and door onto the garden.

BEDROOM ONE
4.4m x 3.7m (14'5" x 12'2)
Vaulted ceiling with exposed roof truss. Television point. Casement window to the front.



EN-SUITE BATHROOM
4.4m x 2.3m (14'5" x 7'7")
White suite comprising free-standing roll top bath, walk-in shower cubicle, wash basin in vanity unit, and low flush WC. Vaulted ceiling with Velux roof light. Extractor fan. Tiled floor. Half-tiled walls. Casement window to the rear. Heated towel rail.



BEDROOM TWO
3.9m x 3.3m (12'10" x 10'10")
Vaulted ceiling with exposed roof truss. Television point. Casement window to the front.



BEDROOM THREE
3.3m x 3.2m (10'10" x 10'6")
Vaulted ceiling. Casement window to the front.



SHOWER ROOM
3.2m x 2.6m (10'6" x 8'6")
White suite comprising double shower cubicle, wash basin in vanity unit and low flush WC. Vaulted ceiling. Extractor fan. Tiled floor. Half-tiled walls. Casement window to the front. Heated towel rail.







GARDENS & GROUNDS

To the rear of the property is a walled garden with artificial lawn and paved terraces. The Smithy benefits from its own access and electric gates open onto a secure parking area and has a further lawned garden area to the west.





GENERAL INFORMATION

Services:	Mains water and electricity. Private drainage. Underfloor heating throughout, provided by a ground source heat pump.
Council Tax:	Band: F (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
EPC Rating:	Current: C70. Potential: A93.
Post Code:	YO17 6RY.
Note:	The furniture & contents are available by further negotiation.
Viewing:	Strictly by prior appointment through the Agent's office in Malton.

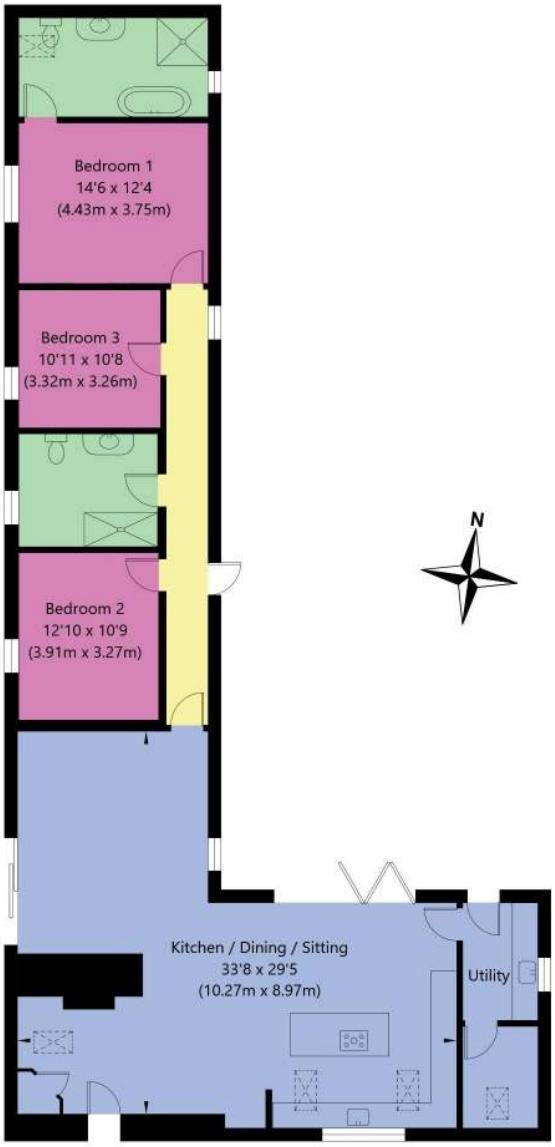






Regulatory Compliance Charge
A mandatory fixed Regulatory Compliance Charge of £30 plus VAT (£36.00) is payable by the buyer for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence and the sale can progress to the legal stage.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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. 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



The Smithy - Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1663 SQ FT / 154.49 SQ M













C010 Printed by Ravensworth 01670 713330

15 Market Place, Malton, North Yorkshire, YO17 7LP
Tel: 01653 697820 **Fax:** 01653 698305
Email: malton@cundalls.co.uk

40 Burgate, Pickering, North Yorkshire YO18 7AU
Tel: 01751 472766 **Fax:** 01751 472992
Email: pickering@cundalls.co.uk