

EAST BARN

Nunnington, York



EAST BARN

Beautifully presented cottage with south facing garden in an historic Howardian Hills village

Hovingham 2 miles • Helmsley 6 miles • Malton 10 miles

Porch • hall • sitting room kitchen/breakfast room • utility room • cloakroom/wc

2 bedrooms • dressing room • bathroom

Drive • paved terrace • lawned garden • garden shed • greenhouse

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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Approximate Gross Internal Floor Area

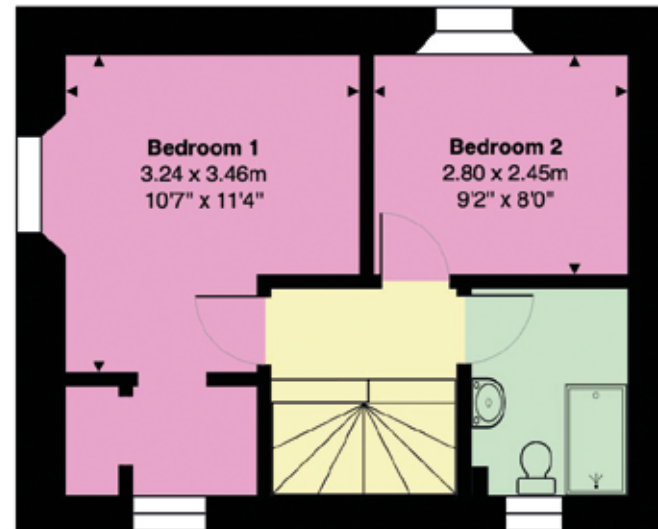
942 SQ FT / 87.5 SQ M

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
			81



Ground Floor
Gross Internal Area: 57.4 m² ... 617 ft²



First Floor
Gross Internal Area: 30.1 m² ... 324 ft²

City

Country

Coast



East Barn is an attractive conversion of a period barn and recently renovated to create a charming two-bedroom home with spacious, light-filled rooms. Beautifully appointed throughout, the kitchen features wide bifold doors that, when open, create a seamless flow between the house and its delightful rear garden. The property takes full advantage of its south-facing aspect while enjoying lovely views north across the surrounding countryside.

East Barn occupies a peaceful position at the head of a tranquil no-through lane in the heart of Nunnington. Set within the Howardian Hills, the village lies on a particularly picturesque stretch of the River Rye and offers a rural yet accessible setting, with Hovingham, Helmsley and Malton all within easy reach.

- Semi-detached period barn conversion
- Well-proportioned living and bedroom accommodation
- Recently renovated and upgraded throughout
- South facing orientation across the rear garden
- Ample parking options
- Solar panels installed
- Easy drive to Hovingham, Helmsley and Malton

Constructed of stone under a pantile roof, this detached property reflects its heritage through the retention of the original external granary steps and, internally, through the magnificent exposed beams, stonework and deep window sills.



Tenure: Freehold

EPC Rating: D

Council Tax Band: C

Services & Systems: Mains electricity, water, drainage. Solar UV panels.

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale

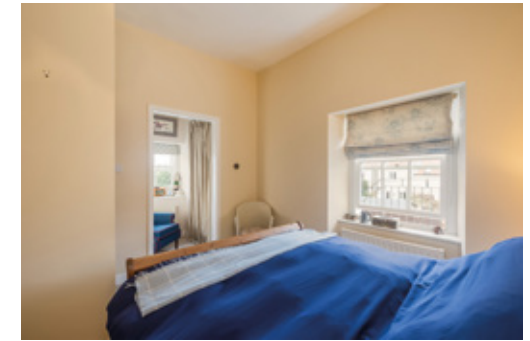
of the property is in satisfactory order.

Local Authority:

North Yorkshire Council
www.northyorks.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.



The kitchen/breakfast room opens south onto an expansive garden terrace through wide bifold doors. It features underfloor heating beneath ceramic tiles and is fitted with painted Shaker-style cabinetry with oak worktops, an island breakfast bar, integrated appliances and a range cooker. A separate laundry/boot room with sink has a stable door opening to the drive, with a useful wc alongside. The sitting room is connected to the kitchen via two open doorways, allowing it to benefit from the south-facing light; it is a well-proportioned living space with a wood-burning stove as a focal point and lovely north-facing views towards the hills beyond.

A staircase rises to a central landing providing access to the two bedrooms and bathroom. The principal bedroom is dual aspect and includes an adjoining room currently used as a reading room with a view, equally suited as a

dressing room. Both bedrooms are generous doubles with good ceiling heights rising into the roof space.

Outside

To the front, the house is set back behind a large, gravelled drive providing ample parking for several vehicles.

At the rear, the south-facing garden rises from a sunny paved terrace to a level lawned area with a timber garden shed, greenhouse and raised beds. The garden has well-stocked borders and is fully enclosed by a combination of panel fencing and established hedging.



Environs

Nunnington is a picturesque Ryedale village with a village hall, medieval church and Nunnington Studios - home to a café, gallery and creative workspaces. Nunnington Hall, managed by the National Trust, provides an historic focal point. The surrounding countryside offers numerous designated walks, while excellent pubs and fine dining are within easy reach, including a Michelin-starred restaurant in Hovingham and The Star Inn at Harome.

Nearby Hovingham offers many additional amenities including a GP surgery, village store, renowned artisan bakery, café, hair salon and monthly market. To the north lies the bustling market town of Helmsley, while Malton, with its railway station, is approximately a twenty-minute drive to the south. Excellent schooling is readily accessible, with Ampleforth College and Ryedale School within easy reach.

Directions

From Church Street head up Chapel Lane – nearly opposite the workshops and café - and you will find East Barn at the far end, facing your approach.

What3words: ///yarn.buckling.overdone

Viewing

Strictly by appointment.



Important notice 1. No description or information given about the property or its value, whether written or verbal and 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 video highlights:** March 2026. Brochure by wordperfectprint.com

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