

# Rounthwaite **R&W** Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747

## **BARN OWL COTTAGE MAIN STREET, BARTON-LE-STREET, MALTON, YO17 6QB**



- **Charming four-bedroom barn conversion overlooking the village green**
- **Characterful and well-proportioned accommodation**
- **Private south-facing garden with patio area for outdoor seating**
- **Sought-after village location in Barton-le-Street within the Howardian Hills**
- **Master Bedroom & Ground floor bedroom with en-suites**
- **Parking and Garage**

**PRICE GUIDE £485,000**

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

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## Description

A charming four-bedroom barn conversion overlooking the village green, situated in the highly desirable village of Barton-le-Street.

This attractive property offers characterful and well-proportioned accommodation. The ground floor comprises a fitted kitchen with separate utility room, a dining room with double doors opening onto the rear garden and a sitting room with wood burning stove enjoying views over the village green. There is also a ground floor bedroom with en-suite facilities, together with a cloakroom/WC.

To the first floor, an interesting galleried landing leads to three further bedrooms, including a spacious master bedroom with en-suite, along with a house bathroom suite.

Externally, the property benefits from a private, enclosed south-facing garden with a paved patio area for sitting out. There is parking for several vehicles together with an adjoining large single garage. The property occupies a particularly pleasant position within this sought-after village setting, overlooking the green.

Barton le Street lies approximately 5 miles north west of Malton in the beautiful countryside of the Howardian Hills National Landscape. The village is very accessible with York a little more than half an hour's drive away via Castle Howard. The railway station at Malton has a regular service to York (from where London can be reached in under 2 hours) and connections to Leeds, Manchester and Liverpool. There is an excellent range of varied shops in Malton and numerous recreational pursuits locally.

## General Information

**Services:** Mains water and electricity. Connection to mains drainage. Oil Central Heating.

**Tenure:** We are informed the property is freehold and that vacant possession will be given on completion.

**Viewing:** Strictly by appointment with the Agents Rounthwaite & Woodhead. 53 Market Place, Malton YO17 7LX. Tel: 01653 600747.

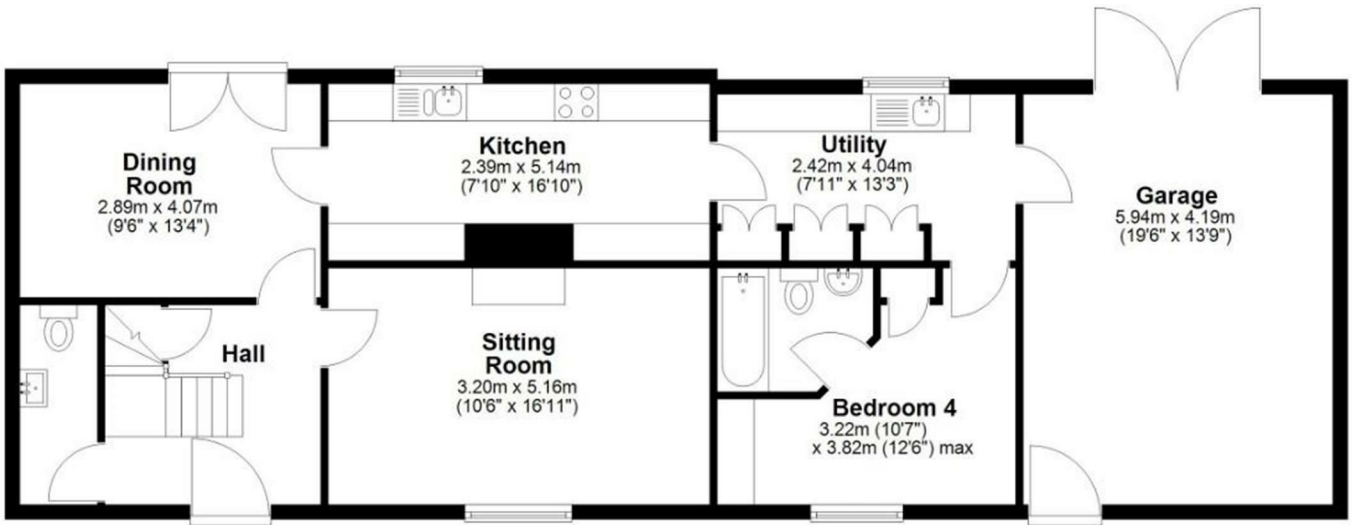
**Council Tax:** We are informed that the property lies in band E.



# Accommodation

## Ground Floor

Approx. 99.8 sq. metres (1074.2 sq. feet)



## First Floor

Approx. 48.7 sq. metres (524.0 sq. feet)



Total area: approx. 148.5 sq. metres (1598.2 sq. feet)  
**Barn Owl Cottage, Barton le Street**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	72
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside

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