

THE GRANARY

Wilton, Pickering, North Yorkshire



THE GRANARY

**Charming stone barn conversion in
a courtyard setting, close to Thornton
le Dale**

*Thornton le Dale 1½ miles • Pickering 4 miles
Kirkbymoorside 11 miles • Scarborough 13 miles
Helmsley 16 miles • York 29 miles • Thirsk/A19 30 miles*

Entrance porch/cloakroom • sitting/dining room • kitchen/
breakfast room • utility room • separate wc.

Principal bedroom suite • 2 further bedrooms • house
bathroom • fully boarded loft

Integral garage • up to 4 parking spaces • log store

Gardens to front and rear

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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Approximate Gross Internal Floor Area
130.4 SQ M / 1404 SQ FT
(excluding garage)

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

Ground Floor
Gross Internal Area: 71.3 m² ... 767 ft²



First Floor
Gross Internal Area: 59.2 m² ... 637 ft²



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

City

Country

Coast

Converted around twenty years ago from a mid-nineteenth century stone barn belonging to Manor Farm and very recently updated, The Granary forms one of five freehold homes arranged around an attractive shared courtyard. The house combines the proportions and character of the original agricultural building with a thoughtfully updated interior, creating light, practical living space finished to a high standard. With manageable gardens and generous parking, it is easily maintained and an ideal lock-up-and-leave.

- Stone-and-pantile barn conversion circa 1869, attached on 1 side
- One of only 5 freehold homes in an attractive courtyard setting
- 1326 sq ft of accommodation over 2 floors
- Renewable heating system with low running costs
- Recently renovated and upgraded throughout
- Exposed beams, deep window sills, barn-style windows and a fireplace
- Secure, easy to maintain garden
- Integral garage and parking for up to 4 vehicles
- Views towards the Yorkshire Wolds



Tenure: Freehold

EPC Rating: C

Council Tax Band: E

Services & Systems: Mains electricity, water and drainage. Air source heat pump.

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 Granary has been thoughtfully updated over the past year. A welcoming, light-filled entrance porch provides both a practical boot room and cloakroom, while noise-reducing first-floor windows complement the existing double glazing. In recent years, the kitchen and bathrooms have been replaced, plumbing and wiring renewed, and underfloor heating installed in the kitchen, utility room and bathrooms.

The impressive open-plan living space retains the unmistakable character of its agricultural origins, with substantial exposed timber beams and a trio of striking stone-arched barn windows that dominate one wall. These distinctive openings fill the room with natural light and are beautifully balanced by a dramatic double-height picture window opposite. The sitting area is centred around a substantial fireplace faced in stone and housing a wood-

burning stove, while the dining area adjoins the kitchen, with a glazed door opening directly onto the rear terrace.

The kitchen/breakfast room is connected to the garden through a stone-arched doorway opening onto the terrace. Contemporary cabinetry is arranged around a peninsula with breakfast bar and integrated Bosch appliances, including an induction hob. Beyond, the fitted utility room provides additional storage and laundry space, with access to the cloakroom/wc and the integral garage.

A broad turning staircase with a glazed balustrade rises to a bright first-floor landing. All three bedrooms are doubles, one currently arranged as a study. The principal bedroom spans the full depth of the house on a north-south aspect and includes fitted wardrobes, a dressing or seating area, and an en suite



bathroom with a bath, shower over and heated towel rail. The family bathroom enjoys south-facing light and is equipped with a corner shower and a bath.

A fully boarded loft, accessed via a drop-down ladder, provides extensive storage with electric lighting and standing room beneath the roof apex.

Outside

The shared paved courtyard provides generous space for access, turning and parking. Two allocated parking spaces are positioned opposite the house, while the integral garage has an electric up-and-over door, power and lighting. Additional parking can be accommodated immediately in front of the property.

To the front, a south-facing paved garden is enclosed by gravel and raised planting, creating a sheltered seating area within the courtyard. A path bordered by a low stone wall leads around the western side of the house to a secure gate into the rear garden.

The rear garden has been landscaped to create a private outdoor space with a lawn surrounded by herbaceous planting including colourful climbers. A paved and gravelled terrace, accessed directly from both the sitting room and kitchen, provides a natural place for outdoor dining and enjoys a sheltered position. The garden is fully enclosed, part-walled and part-fenced with a tall beech hedge lining the front boundary.

The property also benefits from external lighting, two outside taps, two external power sockets and an EV charging point.



Environs

Wilton is a small rural village lying immediately east of Thornton le Dale on the A170 between Thirsk and Scarborough. Open countryside surrounds the village, with views towards the Yorkshire Wolds and with the North York Moors National Park close by. Dalby Forest is only a short drive away, while the shops, cafés and everyday amenities of Thornton le Dale and Pickering are within an easy drive. York can be reached in around 45 minutes.

Directions

From Pickering on the A170 turn first right on reaching Wilton and turn first left into Mistle Corner where no. 4 is on the left.

What3words: ///workbench.fashion.painters

Viewing

Strictly by appointment.



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