



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

### Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916 600 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

### Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances,electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515



## The Stables, Kirby Grindalythe, Malton, North Yorkshire, YO17 8DJ

### Guide price £465,000

The Stables is a unique four bedroom home situated in the Wolds village of Kirby Grindalthye which is well served by the market towns of both Malton & Driffield. This peaceful village offers country living, yet is only nine miles from both market towns, within easy access of the A64 connecting to York and Scarborough.

This detached house was built in 2007, to a high specification by locally acclaimed Hogg The Builders (York) on this small exclusive development. Offering a flexible living space, this accommodation briefly comprises; ground level: entrance hallway, sitting room with feature log burner, dining room. Second level: study, kitchen/living area, guest cloakroom and utility. To the first floor is the master bedroom with en-suite, and further bedroom, to the second floor is bedroom two with an en-suite, third bedroom along with the house bathroom. The detached double garage offers scope for a large home office or conversion to a ground floor studio with a separate entrance.

Kirby Grindalythe has a village hall and nearby benefits from a Post Office, and two farm shops and four public houses/restaurants can be found close by. There is a school bus service to Luttons Primary School and both Norton College and Malton School, and a local bus service to Malton.

EPC Rating C





GROUND FLOOR

**ENTRANCE HALLWAY**  
Wooden door to front, solid wooden flooring, under stairs storage, radiator, wooden staircase leading to open-plan living, kitchen area and utility room.

**GUEST CLOAKROOM**  
Opaque window to front aspect, solid wooden flooring, low flush WC, integral wash hand basin, tiled splashback, radiator.

**SITTING ROOM**  
20'9" x 12'2" (6.35m x 3.71m)  
Wooden internal French doors, French doors to front and window to rear with plantation shutters, Amtico wooden flooring, feature fireplace with log burning stove, exposed brick built hearth and rustic wooden beam, two radiators, TV point, power points.

**DINING ROOM**  
12'4" x 12'0" (3.78m x 3.68m)  
Double doors to rear, wooden skirting and door frames, integral speakers to ceiling (linked to sound system), radiator, TV point, telephone point, power points.

SECOND LEVEL

**OPEN-PLAN LIVING**  
20'11" x 20'11" (6.38m x 6.38m)  
Double doors to rear, windows to side aspect, tiled flooring, freestanding log burning stove, a range of wall and base units, power points, sound system, radiator.

**KITCHEN AREA(open-plan living)**  
Window to rear aspect, a range of oak wall and base units with granite work surfaces, two glass fronted feature wall units, breakfast bar area, electric conventional and fan cooker, extractor hood, stainless steel sink and granite drainer with mixer tap, tiled splashback, integrated fridge/freezer and dishwasher, spot lights to ceiling, double radiator, power points.

**UTILITY ROOM**  
8'11" x 5'6" (2.72m x 1.70m)  
Door to rear leading to garden, tiled flooring, a range of wall and base units with roll top work surfaces, sink and drainer unit, plumbed for washing machine, space for tumble dryer, extractor fan, spot lights to ceiling, radiator, alarm, switch control unit for all appliances, power points, boiler (serviced 5th January 2021).

**STUDY**  
10'9" x 8'0" (3.30m x 2.44m)  
Window to front aspect, fuse box, double radiator, power points.

**FIRST FLOOR LANDING**  
Windows to front aspect, covered radiator, smoke alarm, power points.

**MASTER BEDROOM**  
20'11" x 17'1" (6.40m x 5.23m)  
Windows to front and rear aspect, radiator, power points, sound system.

**MASTER EN-SUITE**  
Opaque window to front aspect, part tiled walls, tiled flooring, fully tiled enclosed shower, recessed vanity unit with integral wash hand basin and low flush WC, mirrored wall unit, heated towel rail, shaver point, extractor fan, speaker system.

**BEDROOM THREE**  
12'4" x 12'0" (3.78m x 3.68m)  
Two windows to rear aspect, recently installed fitted wardrobes, loft access (ladder, not boarded, fully insulated), radiator, TV point, power points.

**SECOND LEVEL**  
Spacious airing cupboard with water cylinder and shelving, power points, smoke alarm.

**HOUSE BATHROOM**  
Velux window to rear, tile effect flooring, part tiled walls, spot lights to ceiling, recessed vanity unit with integral wash hand basin and low flush WC, panel enclosed bath with mixer taps and shower attachment, extractor fan, radiator, sound system.

**BEDROOM TWO**  
20'11" x 11'8" (6.40m x 3.58m)  
Velux windows to front and rear, window to rear, two radiators, telephone point, TV point, power points, sound system.

**EN-SUITE**  
Velux window to front, part tiled walls, fully tiled enclosed shower, low flush WC, wash hand basin with pedestal, radiator, shaver point, extractor fan, sound system.

**BEDROOM FOUR**  
11'3" x 9'1" (3.45m x 2.77m)  
Velux window to rear, additional window to rear aspect, full length fitted wardrobes, radiator, TV point, power points.

**GARDEN**  
Beautifully maintained garden to rear on two levels, with access from both sides, mainly laid to lawn with plant and shrub borders, coal bunker, wood stores, oil tank, summer house (no power), shed, outside lighting, outside tap.

**GARAGE**  
17'10" x 16'11" (5.44m x 5.16m)  
Window to rear aspect, up and over door to front, additional door access to side, power and lighting.

**PARKING**  
Driveway and/or garage parking.

**SERVICES**  
Oil fired central heating, mains electric and septic tank (shared, annual maintenance charge). The boiler was serviced on 5th January 2021.

**TENURE**  
Freehold.

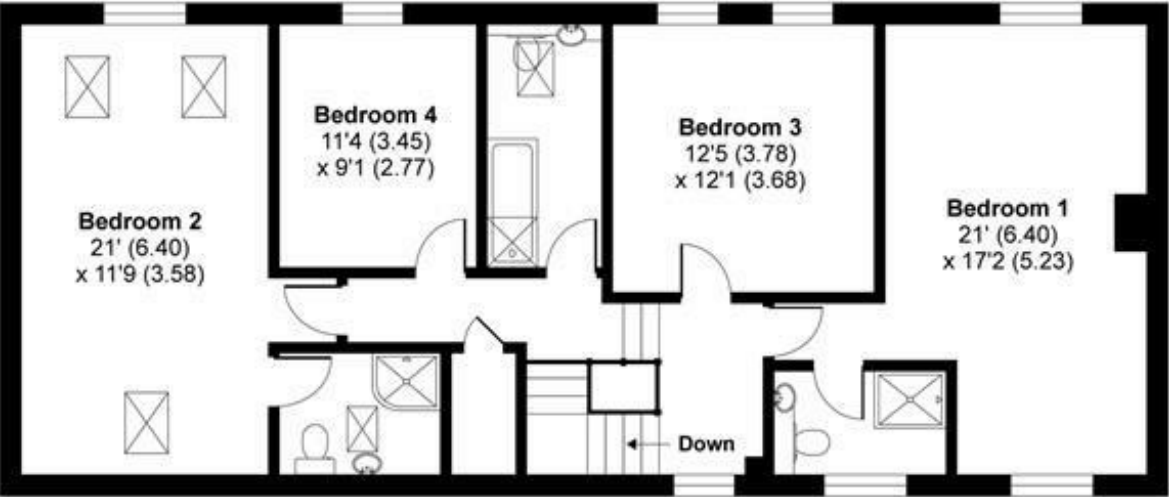
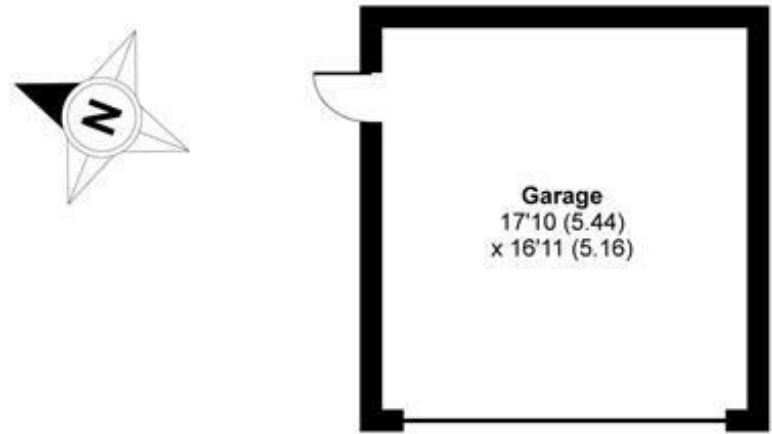
**COUNCIL TAX BAND F**



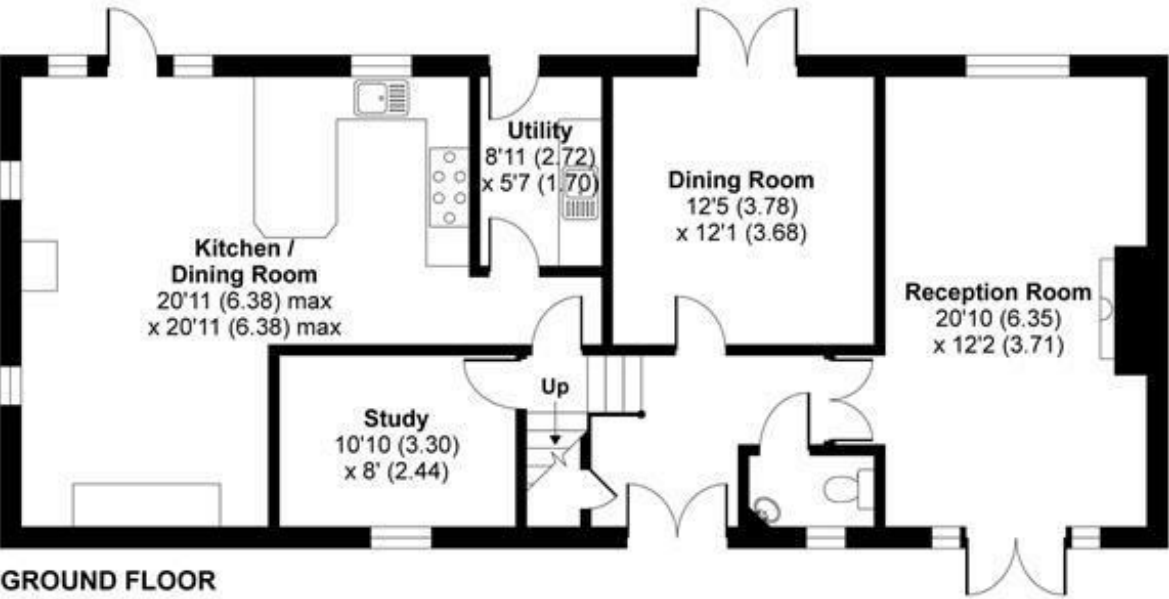
The Stables, Low Farm Court,  
Kirby Grindalythe, Malton, YO17

Approximate Area = 2501 sq ft / 232.3 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2021. Produced for Willowgreen Estate Agents. REF: 728429

