



**BENNISONS COTTAGE  
GREAT BARUGH, NEAR MALTON**

**Cundalls**



# **BENNISONS COTTAGE GREAT BARUGH MALTON, NORTH YORKSHIRE**

Kirkbymoorside 5 miles, Malton 6 miles, Pickering 7 miles, Helmsley 11 miles, York 23 miles  
Distances Approximate

**A SUBSTANTIAL, MODERN FAMILY HOME OF SIGNIFICANT QUALITY SET IN OPEN COUNTRYSIDE  
OFFERING SPACIOUS ACCOMMODATION OF ALMOST 2,700SQ.FT,  
TOGETHER WITH LANDSCAPED GARDENS, AMPLE PARKING & DOUBLE GARAGE/WORKSHOP.**

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ENTRANCE HALL – SITTING ROOM – SNUG – OPEN-PLAN DINING / KITCHEN / FAMILY ROOM  
REAR LOBBY – GUEST CLOAKROOM – UTILITY ROOM

FIRST FLOOR LANDING – MASTER BEDROOM – EN-SUITE SHOWER ROOM – THREE FURTHER DOUBLE BEDROOMS – HOUSE BATHROOM  
SECOND FLOOR LANDING – BEDROOM FIVE – BEDROOM SIX – SHOWER ROOM

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DOUBLE-GLAZING – LPG CENTRAL HEATING

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ATTRACTIVE GARDENS – AMPLE PARKING – DOUBLE GARAGE/WORKSHOP

**GUIDE PRICE £760,000  
FREEHOLD**

## **DESCRIPTION & LOCATION**

This superb, one-off modern home is set within open countryside, and offers exceptionally spacious accommodation of significant quality, approaching 2,700sq.ft. Constructed within the last 15 years using reclaimed limestone, the outcome has been a resounding success, resulting in a house which at first glance looks like a period property. Extensive reclaimed materials have been incorporated internally to great effect, such as beams, stone windowsills, and timber lintels, complemented by stone flagged floors, ledge and brace doors and double-glazed sash windows. The whole house is packed with high levels of insulation, which together with underfloor heating, heritage column radiators, and solar hot water is fully set up for 21<sup>st</sup> Century living.

The accommodation is arranged over three floors and includes an entrance hall, triple aspect sitting room, panelled snug, a wonderful open-plan dining/kitchen/family room, and a utility room, pantry and guest cloakroom. Over the upper two floors there are a total of six double bedrooms, a house bathroom and two shower rooms (one of which is en-suite). It is worth noting that there are hard-wired ethernet points in all rooms for an internet TV system.

The house faces almost due south, enjoying views across open countryside and occupying a large plot of approximately 0.3 acres. There are driveways to both the front and rear, offering ample room to park in addition to a large garage and workshop. The gardens have been attractively landscaped and include lawn, shrub borders, several paved patio areas, pond, brick-built BBQ, fruit trees, and a kitchen garden with raised beds.

Great Barugh is a pleasant rural village set in beautiful, unspoilt countryside within the Vale of Pickering. Bennisons Cottage is located approximately 1 mile north of the village itself, on the road leading to Normanby. Despite its rural setting, excellent amenities are close at hand in the nearby market towns of Malton and Kirkbymoorside (6 and 5 miles respectively). Malton has in recent years gained a reputation as 'Yorkshire's Food Capital' thanks to its high-profile food festivals and artisan producers. It also benefits from a train station with regular services to the mainline station of York, where there are direct services to London, Leeds, Newcastle and Edinburgh.



## ACCOMMODATION

### ENTRANCE HALL

6.2m x 2.3m (max) (20'4" x 7'7")

Stone flagged floor and underfloor heated stone staircase leading to the first floor. Understairs cupboard. Cupboard housing the gas fired central heating boiler and pressurised hot water cylinder. Alarm control pad. Recessed spotlights. Casement windows to either side and to the rear. Oak front door.

### SITTING ROOM

6.3m x 4.0m (20'8" x 13'1")

A triple aspect room with brick fireplace, timber mantel, stone hearth and flue in place for a log burner. Recessed spotlights. Television point. Vertical sash window to the front, Yorkshire sliding sash window to the rear, and French doors at the side, opening onto the garden.

### SNUG

4.6m x 4.0m (15'1" x 13'1")

Half panelled walls. Stone flagged floor. Recessed spotlights. Television point. Vertical sash window to the front and casement window to the side.

### OPEN-PLAN DINING / KITCHEN / FAMILY ROOM

8.3m x 5.6m (max) (27'3" x 18'4")

Range of joiner-built kitchen cabinets with solid oak work surfaces incorporating a sink unit and two oven LPG Aga. Island unit with polished marble top. Integrated dishwasher. Stone flagged floor to the kitchen area and parquet effect tiled floor to the dining/family room, where there is a vaulted ceiling with exposed beams. Television point. Recessed spotlights. Yorkshire sliding sash windows to either side and the rear. French door to the front, opening onto the garden.

### REAR LOBBY

Stone flagged floor. Pantry cupboard with stone cold slab. Alarm control pad. Recessed spotlights. Door to the rear.

### GUEST CLOAKROOM

1.6m x 1.0m (5'3" x 3'3")

White suite comprising low flush WC and wash basin. Stone flagged floor. Casement window to the side.

### UTILITY ROOM

2.8m x 2.2m (9'2" x 7'3")

Range of kitchen cabinets with solid walnut work surfaces incorporating a Belfast sink. Four ring gas hob with extractor hood above. Electric oven. Automatic washing machine point. Recessed spotlights. Yorkshire sliding sash window to the side.

## FIRST FLOOR

### LANDING

Staircase to the second floor. Yorkshire sliding sash window to the front and casement window to the rear. Recessed spotlights. Exposed beams. Two fitted storage cupboards. Heritage radiator.

### BEDROOM ONE

4.5m x 4.5m (min) (14'9" x 14'9")

Vaulted ceiling with exposed beams and trusses. Range of fitted wardrobes. Television point. Yorkshire sliding sash windows to the side and rear. Two heritage radiators.

### EN-SUITE SHOWER ROOM

3.0m x 1.4m (max) (9'10" x 4'7")

White suite comprising double shower cubicle, wash basin and high flush WC. Tiled floor with underfloor heating. Extractor fan. Half panelled walls. Wall light point. Velux roof light. Heated towel rail.

### BEDROOM TWO

4.0m x 3.6m (13'1" x 11'10")

Exposed beams. Recessed spotlights. Television point. Yorkshire sliding sash window to the front. Heritage radiator.

### BEDROOM THREE

4.0m x 3.4m (13'1" x 11'2")

Fitted wardrobe. Television point. Recessed spotlights. Yorkshire sliding sash window to the front and side. Heritage radiator.

### BEDROOM FOUR

3.4m x 2.8m (max) (11'2" x 9'2")

Television point. Recessed spotlights. Casement window and Yorkshire sliding sash window to the rear. Heritage radiator.

### HOUSE BATHROOM

3.1m x 2.6m (max) (10'2" x 8'6")

White suite comprising free standing roll top bath, wash basin, double shower cubicle and high flush WC. Tiled floor with underfloor heating. Half panelled walls. Extractor fan. Recessed spotlights. Exposed beam. Casement window to the side. Heated towel rail.

## SECOND FLOOR

### LANDING

Fitted storage cupboard. Recessed spotlights.

### BEDROOM FIVE

4.0m x 3.2m (max) (13'1" x 10'6")

Fitted wardrobe. Television point. Access to eaves storage space. Velux roof light to the front and casement window to the side. Heritage radiator.

### BEDROOM SIX

3.1m x 3.0m (10'2" x 9'10")

Fitted wardrobe. Television point. Access to eaves storage space. Velux roof light to the front and casement window to the side. Heritage radiator.

### SHOWER ROOM

2.4m x 1.3m (max) (7'10" x 4'3")

White suite comprising shower cubicle, wash basin and low flush WC. Oak flooring. Extractor fan. Fitted storage. Heated towel rail.

## OUTSIDE

The house is set in large gardens, which are well-established, featuring a number of mature shrubs and trees. They have been attractively landscaped to complement the house, to include lawn, well-stocked borders, an orchard area with apple and plum trees, various patio areas, one with brick-built BBQ, a pond and kitchen garden with six raised beds and greenhouse. There are driveways to both the front and rear of the house, one of which leads to a large garage/workshop. There is the usual outside lighting, power sockets and car charging point.

### DOUBLE GARAGE / WORKSHOP

6.7m x 5.5m (min) (22'0" x 18'1")

Electric light and power. Concrete floor. Up and over doors to the front.

## GENERAL INFORMATION

Services: Mains water and electricity. LPG central heating. Drainage is to a septic tank.

Council Tax: Band: G (North Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO17 6XD.

EPC Rating: Current: D59. Potential: D64.

Viewing: Strictly by prior appointment through the Agent's office in Malton.

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.



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