

EAST BARN EAST LUTTON, NEAR MALTON



A spectacular conversion of a Grade II Listed barn offering exceptionally spacious & versatile four-bedroom accommodation of over 2,800sq.ft with annexe potential, set in professionally landscaped gardens & located in a peaceful Yorkshire Wolds village.

Entrance hall, guest cloakroom, open-plan kitchen/dining/living space, utility room, family room, galleried landing with study space, four double bedrooms, three shower rooms (two en-suite), house bathroom & further shower room.

A stylishly appointed & energy efficient family home.

Gravelled parking, garage with workshop space & further store.

Ready for immediate occupation.

GUIDE PRICE £795,000

This substantial period property has been newly created following a skilful conversion of a beautiful, Grade II Listed barn. The end result is a fabulous and highly versatile family home with a high-quality, contemporary finish which sits comfortably alongside the intrinsic character of this 200-year-old barn.

The property is located in the village of East Lutton, which is part of the area currently under consideration for the new Yorkshire Wolds Area of Outstanding Natural Beauty, a landscape celebrated in a series of paintings by David Hockney.

Considerable efforts have been made to create an energy efficient home, packed with insulation, high performance double-glazed windows, LED lighting and air-source central heating, which is underfloor throughout the ground floor.

East Barn's stylish interior is complemented by solid oak internal doors, porcelain tile and engineered oak flooring downstairs and to all bathrooms, and good quality carpets upstairs. The heart of the home is undoubtedly the huge, open-plan living space which is flooded with light and features a stylish kitchen at one end with central island, integrated appliances, quartz work surfaces and double sink. At the opposite end an 5kw log burner creates a homely feel and an oak staircase with glass balustrade zones the living space from the kitchen.

The layout has been designed in such a way that the family room, ground floor bedroom and shower room, which sit within the single storey wing, could be easily adapted to provide self-contained accommodation for guests, a dependent relative or older children. The overall accommodation totals well over 2,800sq.ft (excluding the store room, garage and workshop).

In brief, the accommodation comprises entrance hall, guest cloakroom, open-plan kitchen/dining/living space, utility room, family room, ground floor double bedroom and shower room. To the first floor an impressive galleried landing gives access to three further double bedrooms, two of which have en-suite shower rooms, and a house bathroom.

The property is set within professionally landscaped grounds, offering a good level of privacy, with gardens to both the front and rear, made up of lawn, stone flagged terraces, shrub borders. Screened from the village street by a brick wall, East Barn is approached via metal gates, which open onto a good-sized gravelled parking area with access to the 20ft garage and workshop and an additional store room. There is the usual exterior lighting, power points, EV charging point and outside taps.

The peaceful village of East Lutton lies along the Great Wold Valley that runs between the market towns of Malton and Driffield. Set within the rolling countryside of the Yorkshire Wolds, the villages of this valley often join together for community events and celebrations. Malton is located approximately 11 miles to the west and provides an excellent range of local facilities, along with a railway station with hourly services to the mainline station of York, from where London can be reached in less than 2 hours. Driffield, approximately 10 miles south-east, is often referred to as the Capital of the Wolds and has a similar offering. Primary schooling is available in the neighbouring village of West Lutton, and the stunning scenery of the Heritage coast is a short drive away, with Scarborough some 16 miles north east.



ACCOMMODATION

ENTRANCE HALL

4.9m x 2.5m (max) (16'1" x 8'2")

Porcelain tiled floor. Door to the rear. Consumer unit. Recessed spotlights.



GUEST CLOAKROOM

2.2m x 1.6m (7'3" x 5'3")

White low flush WC and wash basin. Porcelain tiled floor. Half-panelled walls. Recessed spotlights. Casement window to the side.

OPEN-PLAN KITCHEN / DINING / LIVING SPACE

14.5m x 5.7m (47'7" x 18'8")

A stunning, light-filled space with range of kitchen cabinets with quartz work surfaces, incorporating a double bowl ceramic sink unit. Space for range cooker with extractor hood above. Integrated dishwasher. Housing for an American style fridge freezer. Island unit with breakfast bar. Engineered oak flooring. Exposed beams and brick pillars. Recessed spotlights. Staircase to the first floor with oak treads, bannister and glass balustrade. Cast iron wood burning stove set on a slate hearth. Six wall lights. Television point. Four sets of floor-to-ceiling windows. Two doors to the front and one to the rear garden.



UTILITY ROOM

4.5m x 4.0m (14'9" x 13'1")

Range of kitchen units incorporating a stainless steel, single drainer sink unit. Automatic washing machine point. Space for a tumble dryer. Range of fitted cupboards housing the pressurised hot water cylinder and underfloor heating manifold. Porcelain tiled floor. Two wall lights. Exposed roof truss. Extractor fan.



FAMILY ROOM

6.2m x 4.5m (20'4" x 14'9")

Exposed beams. Engineered oak flooring. Television point. Three Velux roof lights. Door and casement window onto the front garden.



SHOWER ROOM

3.2m x 1.7m (10'6" x 5'7")

White suite comprising double shower cubicle, wash basin in vanity unit and low flush WC (to be fitted prior to completion). Velux roof light. Extractor fan. Recessed spotlights. Heated towel rail.

BEDROOM FOUR

4.5m x 3.1m (14'9" x 10'2")

Engineered oak flooring. Television point. Velux roof light. Casement window overlooking the front garden. Connecting door to the garage.

FIRST FLOOR

GALLERIED LANDING / STUDY SPACE

Exposed roof truss. Two wall lights. Casement window to the front and three to the rear. Three radiators.



BEDROOM ONE

5.5m x 5.1m (max) (18'1" x 16'9")

Exposed roof truss. Television point. Casement window to the front and two to the rear. Two radiators.



EN-SUITE SHOWER ROOM

White suite comprising double shower cubicle, wash basin in vanity unit and low flush WC. Extractor fan. Recessed spotlights. Tiled floor. Exposed beam. Casement window to the front. Heated towel rail.

BEDROOM TWO

3.8m x 3.4m (max) (12'6" x 11'2")

Exposed roof truss. Television point. Casement window to the front. Radiator.



BEDROOM THREE

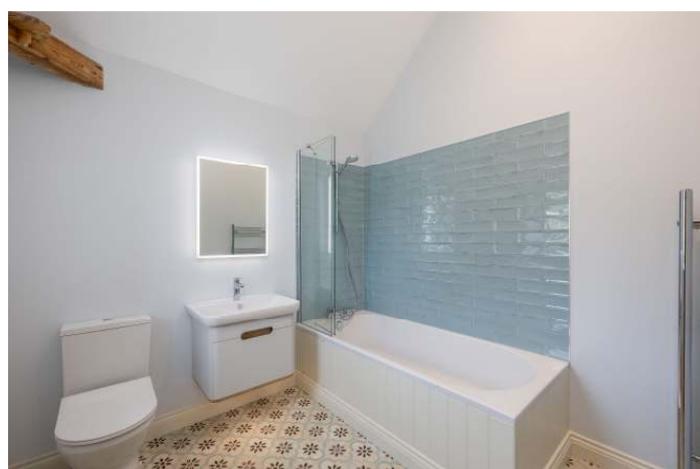
4.2m x 3.3m (13'9" x 10'10")

Exposed roof truss. Television point. Casement window to the front. Radiator.

HOUSE BATHROOM

2.5m x 2.3m (8'2" x 7'7")

White suite comprising bath with shower over, wash basin in vanity unit and low flush WC. Extractor fan. Recessed spotlights. Tiled floor. Exposed beams. Casement window to the rear. Heated towel rail.



EN-SUITE SHOWER ROOM

2.5m x 1.5m (8'2" x 4'11")

White suite comprising double shower cubicle, wash basin in vanity unit and low flush WC. Extractor fan. Recessed spotlights. Tiled floor. Exposed beams. Casement window to the front. Heated towel rail.



OUTSIDE

Professionally landscaped gardens to the front and rear, gravelled parking, **Garage & Workshop** (6.3m x 4.7m (20'8" x 15'5")) and **Store Room** (4.7m x 3.2m (15'5" x 10'6")).





GENERAL INFORMATION

Services: Mains water and electricity. Drainage is to a private sewage treatment plant. Central heating is via an air-source heat pump (underfloor throughout the ground floor). For peace of mind, an intruder alarm is in place, and the property is wired for CCTV.

Council Tax: Band: TBC.

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

Post Code: YO17 8TG.

EPC Rating: Current: C71. Potential: B83.

Note: Further photos & video reel are available online.

Viewing: Strictly by prior appointment through the Agent.



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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