

## Paddock Farm, Marton, Sinnington, North Yorkshire, YO62 6RG Offers in excess of £450,000

Paddock Farm, Marton is a country four bedroom property set in circa 5.5 acres with stables. With just short of 0.25 acre of gardens and the rest paddocks across three fields. The property itself was thought to have been built around 1850 and has a wealth of period features and charm.

In brief this property comprises; entrance, guest cloakroom, farmhouse style kitchen with pantry, conservatory, utility, sitting room with log burner and separate dining room. To the first floor are three good size bedrooms, house bathroom and bedroom four which has been set up as home office. Outside benefits from double garaging, stables with tack room and three paddocks.

Paddock Farm, Marton is ideally located to enjoy the outstanding North York Moors (magnificent walks), Dalby Forest and the North York Moors Railway is located a short drive away in Pickering. The ancient market towns of Kirkbymoorside and Pickering have very good shopping facilities, Kirkbymoorside has a 18 hole golf course. The coastal resorts of Scarborough and Whitby and the ancient city of York are easily commutable.

EPC Rating G



Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p><b>95</b></p>
<p>England &amp; Wales EU Directive 2002/91/EC</p>	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	<p><b>46</b></p>
<p>England &amp; Wales EU Directive 2002/91/EC</p>	

### 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



01653 916 600 | [enquiries@willowgreenestateagents.co.uk](mailto:enquiries@willowgreenestateagents.co.uk)  
6-8 Market St, Malton, North Yorkshire YO17 7LY

Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398



### ENTRANCE HALLWAY

Door to rear aspect, quarry tile flooring, storage cupboard.

### GUEST CLOAKROOM

Window to rear aspect, quarry tile flooring, low flush WC, wash hand basin.

### KITCHEN

16'6" x 17'6" (5.04m x 5.35m)

Windows to rear and front aspect, exposed beams, solid fuel Aga, space for freestanding electric cooker, range of wall and base units with roll top work surfaces, sink and drainer unit with mixer tap, space for freestanding dishwasher, power points, tiled splashback.

### PANTRY

Lighting, tiled effect flooring, fitted shelves, alarm system.

### CONSERVATORY

13'7" x 14'2" (4.16m x 4.32m)

Windows to rear and side aspect, door to side aspect, power points

### UTILITY

Door to front aspect, sliding door to conservatory, space for washing machine, space for tumble dryer, space for fridge/freezer, power points,

### SITTING ROOM

16'7" x 17'3" (5.07m x 5.28m)

Bay window with seating to front aspect, window to rear aspect, exposed brick feature fire surround with log burning stove and oak mantle, electric radiator, wall lights, power points, TV point, telephone point, exposed beams.

### DINING ROOM

16'2" x 9'10" (4.95m x 3.02m)

Bay window to front aspect, window to rear aspect, feature open fireplace, electric radiator, power points.

### FIRST FLOOR LANDING

Windows to rear aspect, exposed beams, storage cupboard, airing cupboard housing hot water cylinder.

### BEDROOM ONE

16'5" x 10'0" (5.01m x 3.06m)

Window to front aspect, over stairs storage cupboard, build in storage cupboard, fitted wardrobes, exposed beams, power points, electric radiator.

### BEDROOM TWO

11'4" x 13'6" (3.46m x 4.12m )

Window to front aspect, fitted wardrobes, power points, electric radiator, loft access (which goes over bedroom 1 & 2 only part boarded)

### BEDROOM THREE

11'5" x 10'4" (3.50m x 3.17m)

Window to front aspect, electric radiator, power points, exposed beams

### BEDROOM FOUR

6'9" x 6'6" (2.08m x 2.00m)

Window to rear aspect, power points, electric radiator.

### HOUSE BATHROOM

### GARDEN

South east facing, mainly laid lawn, trees, shrubs and borders, greenhouse, side access, patio area, outside tap.

### PADDOCKS

Garden area and adjoining field approx 1.04 acre

NYK343869 - shows the extent of field 2. Enclosed by red line. Field 2 (inc pond) approx 2.33 acre.

NYK377465 - shows the extent of field 3. Enclosed by red line. Field 3 approx 2.17 acre.

### STABLES

Standard 12x12 stables and tack room.

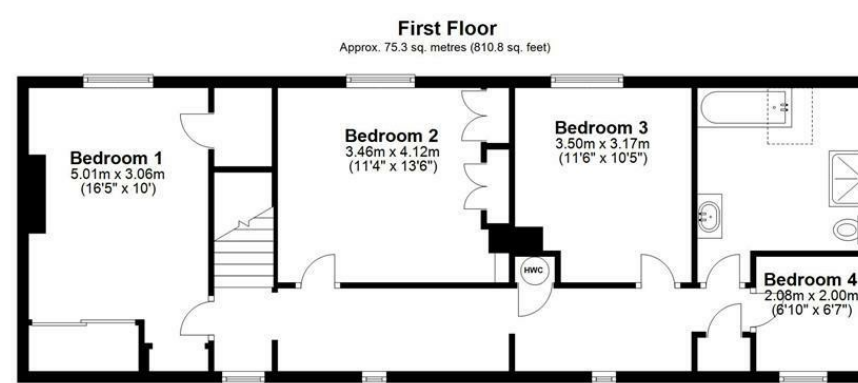
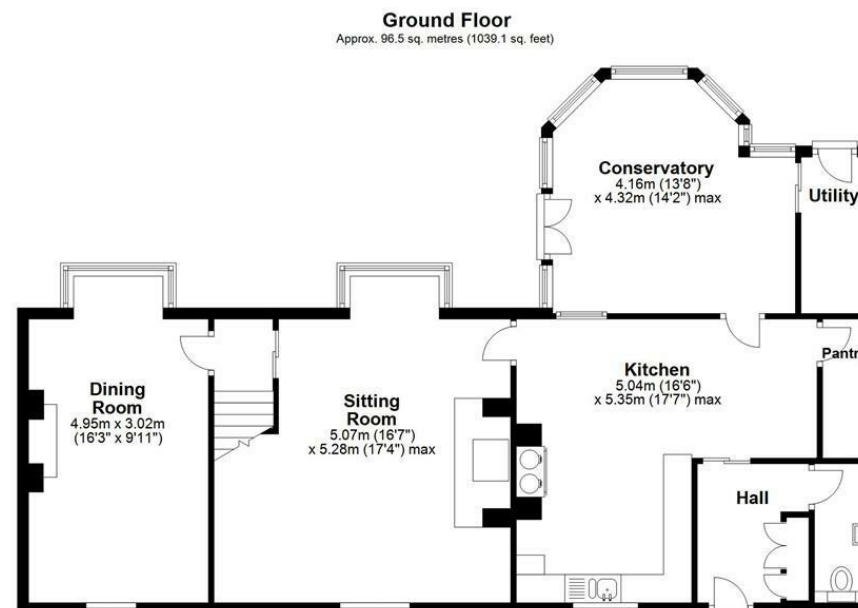
### DOUBLE GARAGE

Up and over doors with power and lighting.

### SERVICES

Electric heating, septic tank, Solid fuel Aga in kitchen.

### COUNCIL TAX BAND F



Total area: approx. 171.9 sq. metres (1849.9 sq. feet)  
**Paddock Farm, Marton**