



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B	84	87
(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 <small>EU Directive 2002/91/EC</small>		

### 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



## Chestnut House, Castle Howard Road, Malton, North Yorkshire, YO17 6NJ

### Offers in excess of £995,000

**\*SOLD OFF MARKET\***

Please give us a call to register your interest for similar properties or to find out more about selling your home discreetly.

Chestnut House is an impressive individually designed six bedroom home situated on one of Malton's most sought after locations with open field views to the rear aspect. This property is located off Castle Howard Road down a private road lined with lime trees serving three houses, just a short walk away from the town centre. Chestnut House property was built by reputable local builders around ten years ago with much thought given to energy efficiency, with traditional features throughout such as high ceilings, deep skirting, spacious proportioned rooms and impeccable finishing touches.

Finished to an extremely high standard throughout, this beautiful home comprises; entrance hallway with marble flooring and oak staircase with galleried landing, open plan kitchen living area, garden room, dining room, sitting room, utility room, guest cloakroom and boiler room. To the first floor there are four double bedrooms, two of which have spacious en-suites including the master along with a dressing area. There is a balcony across the rear of the property which can be accessed from three of the bedrooms, with the beautiful open views. There are a further two bedrooms to the third floor one of which is currently used as a home office.

The house benefits from a very private position. There is a lawned garden to the front and a hedged border. The house is accessed through electric gates with in and out sweeping driveway providing parking for multiple vehicles. There is a large garage and oak car port that sits to the side of the property, To the rear aspect there is a south west facing enclosed garden with a range of plant and shrub borders, mainly to lawn with paved area.



**RECEPTION HALL**  
17'0" x 14'1" (maximum) (5.2m x 4.3m (maximum))  
Botticino marble floor with underfloor heating, stairs to first floor landing with under stairs storage cupboard with the control for the under floor heating system. Power points and telephone point.

**GUEST CLOAKROOM**  
Marble flooring, wall hung WC and sink and extractor fan.

**SITTING ROOM**  
29'10" x 14'5" (maximum) (9.1m x 4.4m (maximum))  
Bay window to front and windows to side aspects, feature inset fireplace with stone surround, underfloor heating, power points. TV point and double doors leading to garden room.

**GARDEN ROOM**  
28'6" x 7'10" (maximum) (8.7m x 2.4m (maximum))  
Two sets of double doors fitted with fly screens opening onto the garden and pitched glazed roof, marble floor and power points.

**DINING ROOM**  
16'4" x 12'9" (5.0m x 3.9m)  
Bay window to front aspect, solid oak flooring, power points, TV point and glazed double doors to kitchen.

**KITCHEN/FAMILY ROOM**  
31'2" x 23'7" (9.5m x 7.2m)  
Open plan kitchen plan living area with marble flooring, windows to side and rear aspect, marble flooring, Charles Yorke Edwardian Inframe solid oak kitchen monogramed chrome finish handles, black granite worktops and upstands, Miele integrated appliances including, duel wine fridge, dishwasher, microwave, tall fridge/freezer, Falcon duel duel range cooker, extractor hood and door to utility room.

**UTILITY ROOM**  
13'9" x 4'11" (4.2m x 1.5m)  
Range of wall and base units, marble flooring, tiled splashback, space for tumble dryer, space for washing machine, stainless sink and drainer unit, door to back garden, door to carport, power points and loft hatch.

**BOILER ROOM**  
Housing boiler which was installed 18 months ago and has a 10 year guarantee.

**FIRST FLOOR GALLERIED LANDING**  
Window to front aspect, power points, radiator, stairs to second floor landing.

**MASTER BEDROOM**  
14'5" x 11'9" (4.4m x 3.6m)  
French doors with fly screen to rear balcony, Hammonds fitted wardrobes, dresser, coving, power points, TV point and radiator.

**DRESSING AREA**  
9'6" x 8'2" (2.9m x 2.5m)  
Wardrobes, shelving and radiator.

**MASTER BATHROOM**  
Privacy window to front aspect, porcelain tiled flooring with underfloor heating, sink with vanity unit, WC, heated towel rail, fully tiled bathroom, coving, bath with Luxurite TV and walk in shower,

**BEDROOM SIX**  
14'1" x 9'6" (4.3m x 2.9m)  
French doors with fly screen onto rear balcony, Hammonds fitted wardrobes. power points, TV point, coving and radiator.

**GUEST BEDROOM**  
16'4" x 12'9" (5.0m x 3.9m)  
Fully glazed door to balcony with fly screen, window to rear aspect, power points, TV point, coving, radiator, and loft access with ladder.

**GUESTS BATHROOM**  
Privacy window to side aspect, tiled floor with underfloor heating, sink, WC, fully tiled, shower, part tiled walls, towel radiator and coving

**HOUSE BATHROOM**  
Privacy window to side aspect, porcelain floor with underfloor heating, part tiled walls, bath, shower, wash hand basin, wall hung WC and towel radiator.

**BEDROOM FIVE**  
16'4" x 10'9" (5.0m x 3.3m)  
Window to front aspect, radiator, TV point and power points.

**SECOND FLOOR LANDING**  
Eaves access, door to balcony, radiator and power points.

**BEDROOM THREE**  
18'8" x 15'8" (maximum) (5.7m x 4.8m (maximum))  
Two Velux windows to the front aspect, TV point, power points, fitted wardrobes, drawers and dresser.

**BEDROOM FOUR/OFFICE**  
15'8" x 8'10" (maximum) (4.8m x 2.7m (maximum))  
Two Velux windows to the front aspect, TV point, telephone point and power points.

**GARDEN**  
The house benefits from a very private position. There is a lawned garden to the front and a hedged border. The house is accessed through electric gates with in and out sweeping driveway providing parking for multiple vehicles. There is a large garage and oak car port that sits to the side of the property, To the rear aspect there is a south west facing enclosed garden with a range of plant and shrub borders, mainly to lawn with paved area, Cedar green house two garden sheds.

**GARAGE**  
19'0" x 9'2" (5.8m x 2.8m)  
Power & light.

**CARPORT**  
18'4" x 14'9" (5.6m x 4.5m )  
Oak framed.

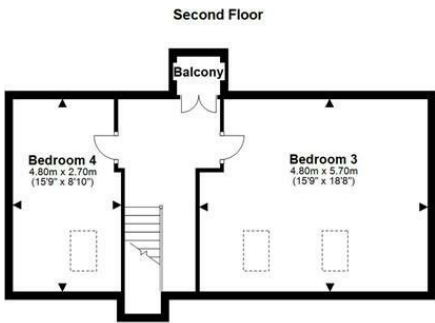
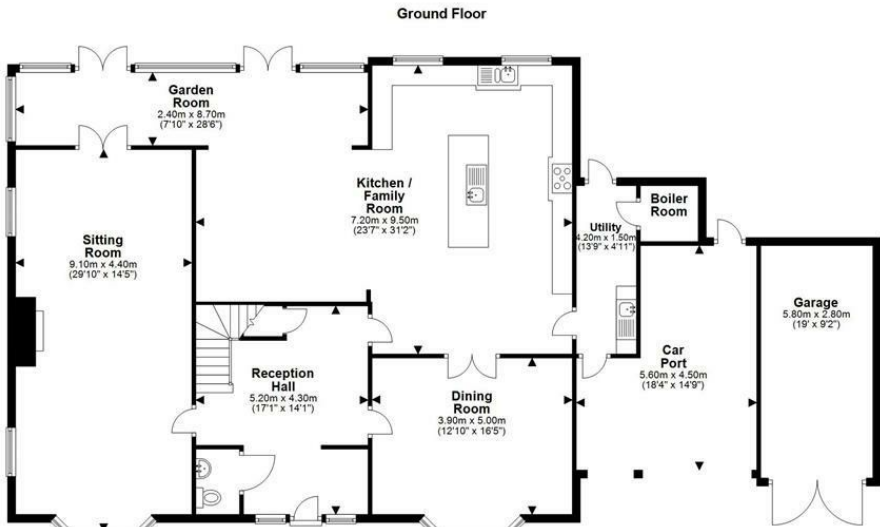
**SERVICES**  
Mains gas, electricity and water supply. Private drainage.

**TENURE**  
Freehold.

**COUNCIL TAX BAND F**

**LOCATION**  
In recent years, Malton has been able to address many of the economic challenges faced by other rural towns. It offers a good range of amenities, including supermarkets, quirky shops, artisan food producers, restaurants, cafés and pubs, tennis courts, high street banks, gyms, a cinema, excellent schools and outstanding doctors surgery. The town is well-placed for access to York (approximately 18 miles), Scarborough (approximately 25 miles), and Leeds (approximately 47 miles). The Coastliner bus service operates frequent services from Leeds and York via Malton to Scarborough, Whitby and other towns on the east coast. Malton railway station provides fast regular services to York, Leeds, Manchester, and Liverpool, as well as the east coast.

**ADDITIONAL NOTES**  
- Underfloor heating throughout the ground floor  
- Alarm system  
-Villeray & Boch porcelain fitted throughout  
- Coving throughout



Total area: approx. 383.1 sq. metres (4123.4 sq. feet)  
**Chestnut House, Malton**