



THE RED HOUSE, BARTON-LE-STREET, NEAR MALTON
NORTH YORKSHIRE


SMITHSGORE

THE RED HOUSE, MAIN STREET, BARTON-LE-STREET, MALTON, NORTH YORKSHIRE

An attractive family property with extensive accommodation set in three-quarters of an acre of gardens and orchard in this pretty hamlet between Helmsley, Malton and Castle Howard.

The Red House occupies a prominent position in this pretty hamlet, accessed down a private drive flanked with mature planting and trees. The property has been upgraded over the years to include traditional sash design double glazing.

The spacious accommodation is mainly on two floors, with a long single storey offshoot to the rear, currently providing useful office space and garaging, but capable of adaption for a variety of uses, including a 'granny' flat or independent annex, subject to planning consent.

The large grounds are a particular feature of the house, comprising over three-quarters of an acre in a mature wooded setting.

The pretty village of Barton-le-Street is conveniently located for the busy town of Malton – with regular train services to Scarborough, York and Leeds – and only a short drive to the renowned market town of Helmsley, and for commuting to York. On the edge of Ryedale and the Howardian Hills and close to the North York Moors National Park, the area is blessed with some of Yorkshire's most attractive scenery.

ACCOMMODATION

GROUND FLOOR

Front panelled door into L-shaped entrance. Staircase hall with stairs to first floor and under stairs boot cupboard with coat hooks.

SITTING ROOM

6.9m x 4.2m (5.0m into bay window)
(22'8 x 13'9) (16'5)

Dual aspect sitting room with 5 light bay with timber window seat and concealed storage beneath. Open fireplace with cast iron grate, marble hearth and timber surround.

DINING ROOM

5.4m x 4.2m into alcove (5.2m into bay)
(17'9 x 13'9) (17'1)

Bay window with fitted timber window seat and concealed storage beneath. Open fire with decorative cast iron grate and marble hearth.

SUN ROOM

3.7m x 1.9m (12'2 x 6'3)

French doors to front terrace. Brick walls and herringbone brick floor.

KITCHEN

4.8m x 3.2m (3.5m into alcove) (15'9 x 10'6) (11'6)
Range of units and worktops. Elevated double oven. Ceramic hob. Stainless steel 1½ bowl sink and drainer with central mixer tap.

LARDER

1.6m x 2.4m (5'3 x 7'10)

Walk in larder with fitted cupboards.



BOOT ROOM / UTILITY

2.9m x 3.4m (9'6 x 11'2)

Work tops and fitted cupboards. Belfast sink with stainless steel drainer. Plumbing for washing machine. Central heating boiler.

Adjacent hall and inner lobby with cloakroom (wc) off.

OFFICE ONE

7.0m x 3.3m (23'0 x 10'10)

Triple aspect with lovely views to the rear overlooking the gardens and open countryside.

OFFICE TWO

3.9m x 3.2m (12'10 x 10'6)

Dual aspect.

FIRST FLOOR

Turning stairs with arched tall stair window to landing with doors to:

BEDROOM ONE

5.3m x 3.8m (17'5 x 12'6)

Dual aspect. Fitted cupboard. Lovely outlooks of the village green and church.

SHOWER ROOM

With corner shower, wc, washbasin and heated towel rail.

Adjacent walk-in cupboard with window.

BATHROOM

Bath with electric shower over, wc, washbasin, fitted airing cupboard housing hot water tank. Heated towel rail.

BEDROOM TWO

3.8m x 3.2m (12'6 x 10'6)

BEDROOM THREE

3.6m x 3.8m (11'10 x 12'6)

Dual aspect. Fitted wardrobe.

BEDROOM FOUR

3.6m x 3.5m (11'10 x 11'6)

Fitted cupboard, washbasin.

GROUNDS

The mature grounds extend to over three-quarters of an acre. To the front is a good sized lawn with attractive border and a small ornamental pond. The tree-lined driveway leads past the west side of the house to an area of hard standing in front of the garage. The rear garden includes an area of orchard including mulberry and apple trees.

GENERAL INFORMATION

SERVICES

Mains water and drainage. Oil fired central heating.

LOCAL AUTHORITY

Ryedale District Council
Ryedale House
Malton
YO17 7HH
t 01653 600666

TENURE

Freehold

POST CODE

YO17 6PL

VIEWING

Strictly by appointment with Smiths Gore.

DIRECTIONS

The property is situated in the centre of Barton-le-Street opposite the church and village green. From the south via the A64 turn left before Whitwell Hill and proceed along Castle Howard Avenue until the B1257 Hovingham to Malton road. Turn right towards Malton and Barton-le-Street is the next village.

DATE OF INFORMATION

Particulars prepared – January 2015

Photographs taken – June 2014 and January 2015

IMPORTANT NOTICE

Any photographs and information are for illustration and guidance purposes only and should not be relied upon as an illustration of the state of the property or otherwise.

Items shown in photographs should be considered as not being part of the sale of the property unless specifically stated otherwise, or negotiated direct with the seller.

The measurements provided are for guidance purposes only; measurements should be verified by a prospective buyer before proceeding with any purchase, or incurring any costs. Services and appliances have not, and will not, be tested by us.

A prospective buyer should obtain independent legal and other professional advice concerning the property and all and every issue relating to the transfer of the legal title in the property to him or her.

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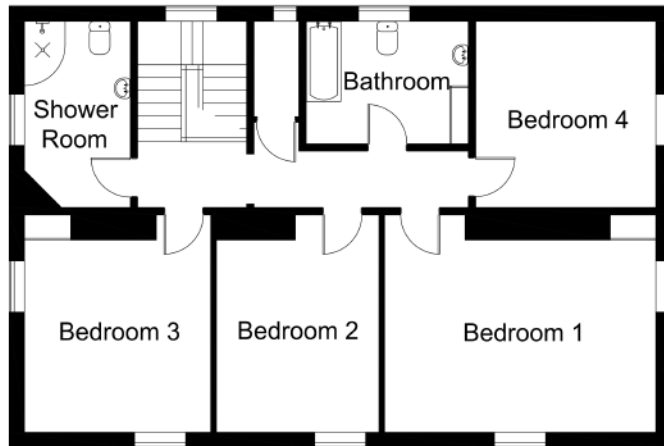
The Red House Barton - le - Street North Yorkshire



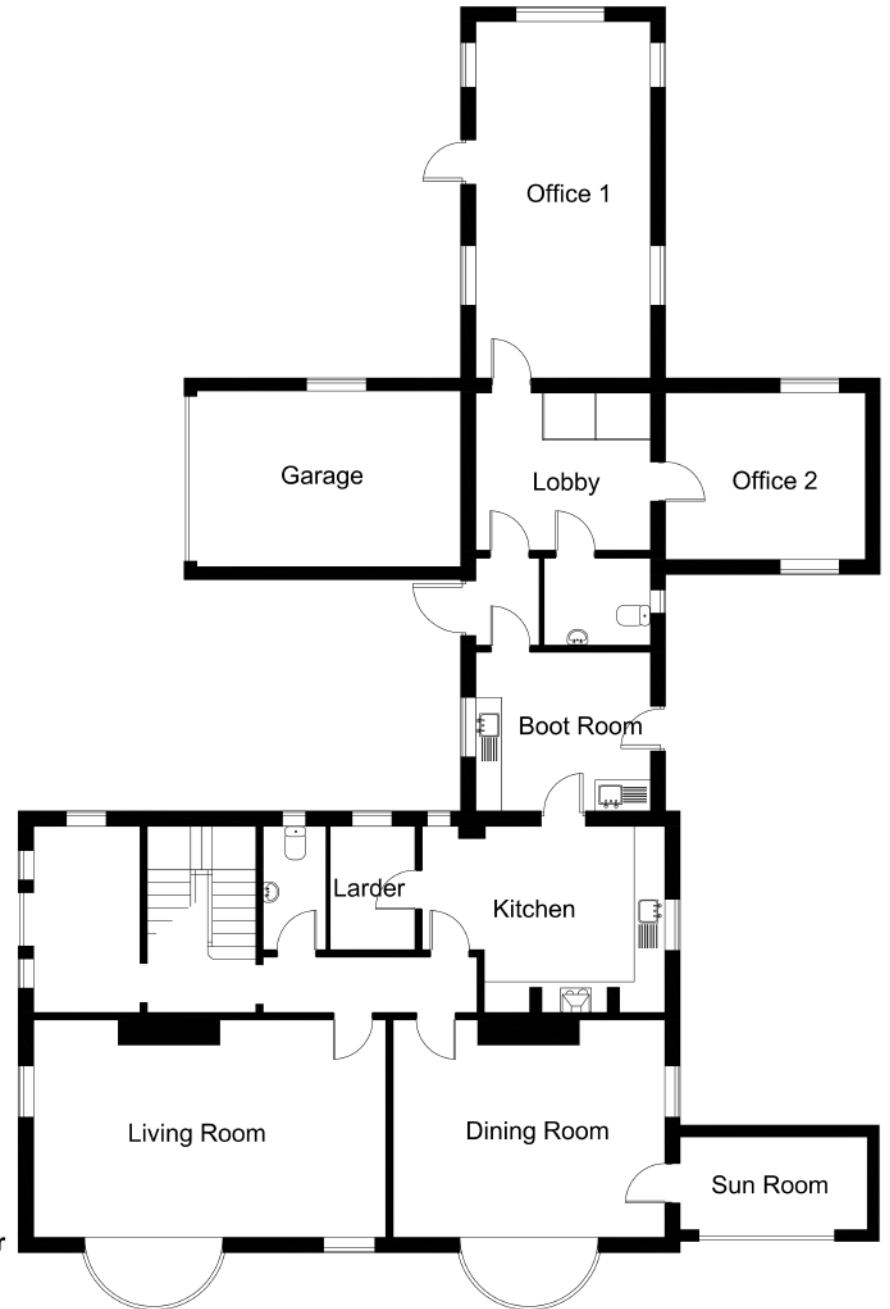
Approximate Gross Internal Floor Area: 263 m²

For illustration purposes only. Not to scale.

First Floor



Ground Floor







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