



Inviting Grade II Listed village house

THE OLD SMITHY, MAIN STREET, BARTON-LE-STREET, MALTON, YO17 6PL

Freehold



3 reception rooms • kitchen • utility room • 5 bedrooms
• bathroom • cellar • gardens • off street parking

Local information

Barton-le-Street is a pretty hamlet on the northern edge of the Howardian Hills, an Area of Outstanding Natural Beauty located less than 5 miles north west of the traditional market town of Malton, now the artisan food capital of North Yorkshire.

Slingsby (1.5 miles) village has a small shop, award-winning local pub and a primary school (Ofsted Good 2015). Malton secondary school (Ofsted Good 2019) is just under 4 miles distant, with further public schools at Terrington, Ampleforth and York. Castle Howard is only 5 miles away with its excellent facilities including a delicatessen, butcher's shop and garden centre. The North York Moors National Park is just over 12 miles to the north.

York is 19 miles away offering excellent transport links and shopping. Malton has a train station operating on the Scarborough to Liverpool line with regular services to York and Leeds.

About this property

The Old Smithy is a delightful grade II listed stone property situated in a prominent position, at the crossroads for the village of Barton-le-Street.

A characterful looking property and once known as the village pub, the current owners have

created a superb family home. On entering the house there is a welcoming entrance hall with brick fireplace and to the right is a separate dining room with exposed beams. There is a sizable sitting room with a part pitched roof, bay window, an inglenook stone fireplace and wood burner. The breakfast room has the original bread oven and fireplace. The well-appointed kitchen has a stable door offering views down to the village green. There are two separate staircases to the first floor offering flexibility to the arrangement of the five bedrooms including a family bathroom.

Outside the kitchen is the west facing garden with raised beds, to the rear of the house is a patio area which faces south west. In addition there is parking to the side and a useful storage cellar below the house.

Tenure

Freehold

Local Authority

Ryedale District Council

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills



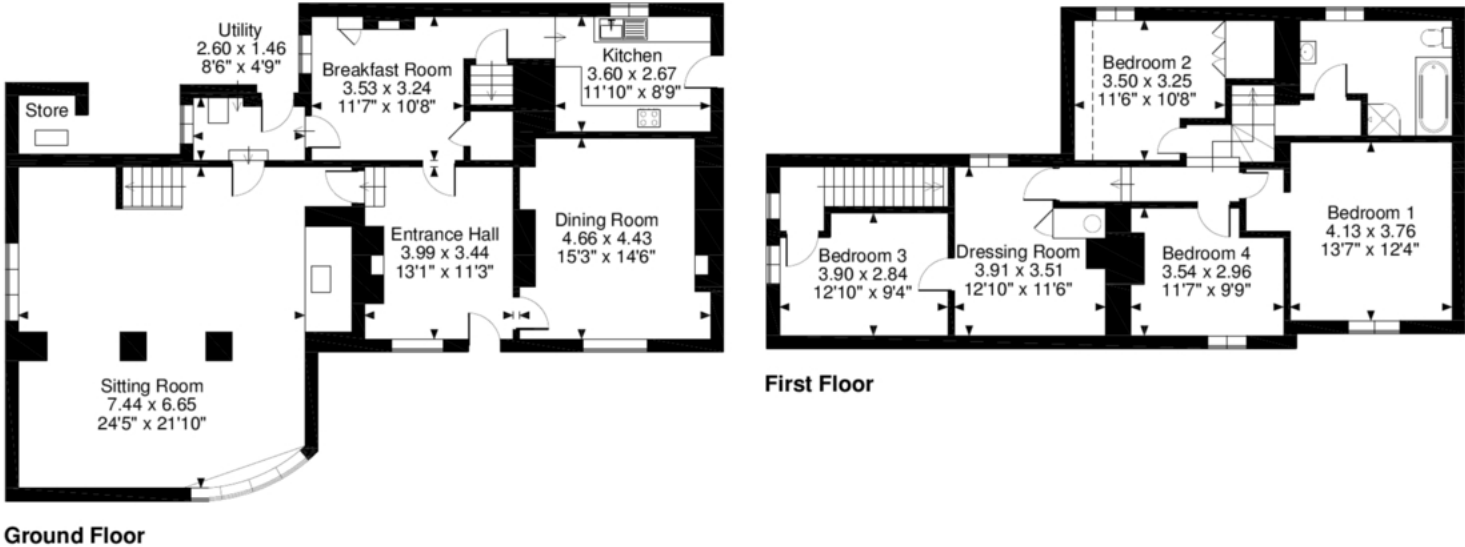




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Main House gross internal area = 2,232 sq ft / 207 sq m
Quoted Area Excludes 'External Store'



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The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
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