

## LOCKWOOD BARN SALTON



**A well-appointed two-bedroom holiday cottage, converted from a Victorian workshop and offering spacious accommodation with garden & off-street parking.**

Open-plan living room, garden/dining room, kitchen, guest cloakroom,  
master bedroom with en-suite bathroom,  
mezzanine, second double bedroom with en-suite shower room.

Electric heating. Double-glazing.

Lawned gardens with shed, gravelled parking & lovely views.

### GUIDE PRICE £247,500

This former Victorian workshop was cleverly converted around 10 years ago to create a unique and surprisingly spacious two-bedroom holiday cottage.

The overall accommodation amounts to approximately 925sq.ft and consists primarily of an open-plan kitchen/dining/living space with vaulted ceiling, a guest cloakroom, two en-suite double bedrooms and further mezzanine space.

Externally there are easily managed lawned gardens, stone flagged patio area and gravelled parking area. A timber garden shed provides useful storage.

The planning permission for the property restricts its use as a holiday let, although we understand from the seller that enquiries have been made as to its potential use as a permanent dwelling, which have been favourably received, but would be subject to a local needs occupancy condition. Further details are available on request.

Located within the Vale of Pickering, Salton is an extremely pretty village, which to a large extent is set around a picturesque village green. Despite its peaceful and tranquil setting, it is within easy reach of the nearby Georgian market towns of Kirkbymoorside and Helmsley (6 and 8 miles respectively), where there are an excellent range of amenities. The market town of Malton is around 9 miles south-east, and benefits from a train station with regular services to the mainline station of York, from where London can be reached in less than two hours. Lockwood Barn is positioned on the edge of the village and enjoys some lovely views across neighbouring farmland.



### **ACCOMMODATION**

Stable door opening into:-

### **OPEN-PLAN LIVING ROOM**

5.3m x 3.2m (17'5" x 10'6")

Cast iron multi-fuel stove set on a stone hearth within a brick surround and an oak mantel. Laminate flooring. Vaulted ceiling with Velux roof light. Television point. Four wall lights. Staircase to the first floor. Understairs cupboard. Two electric radiators.



### **GARDEN / DINING ROOM**

3.9m x 2.8m (12'10" x 9'2")

Vaulted ceiling with full length glazing to the gable end. Four wall lights. Laminate flooring. Bi-fold doors opening onto the garden. Electric radiator.



### **KITCHEN**

2.7m x 2.6m (8'10" x 8'6")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit, electric oven, ceramic hob with extractor above, dishwasher, washing machine and fridge. Breakfast bar. Laminate flooring. Sash window to the front. Electric radiator.

### **GUEST CLOAKROOM**

1.2m x 0.9m (3'11" x 2'11")

White low flush WC and wash basin in vanity unit. Tiled floor and walls. Extractor fan. Electric radiator.



## FIRST FLOOR

### MEZZANINE

3.3m x 2.3m (10'10" x 7'7")

Velux roof light. Electric radiator.



### BEDROOM ONE

3.8m x 3.0m (max) (12'6" x 9'10")

Television point. Sash window to the front and casement window to the side. Electric radiator.



### BEDROOM TWO

3.5m x 3.1m (max) (11'6" x 10'2")

Television point. Velux roof light and Yorkshire sliding sash window. Electric radiator.



### EN-SUITE BATHROOM

2.5m x 1.4m (min) (8'2" X 4'7")

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



### EN-SUITE SHOWER ROOM

3.8m x 1.0m (max) (12'6" x 3'3")

White suite comprising shower enclosure, wash basin in vanity unit and low flush WC. Extractor fan. Tiled floor and walls. Access to eaves storage. Heated towel rail.

## OUTSIDE

The property sits gable end onto the village street, alongside a wide grass verge. Timber double gates open onto a gravelled parking area and there are lawned gardens, a stone flagged patio area and good quality timber garden shed.



### **GENERAL INFORMATION**

Services: Mains water and electricity.  
 Drainage is to a Klargester.  
 Electric heating.

Business Rates: RP= £810.88p (2023/2024). RV = £1,625.

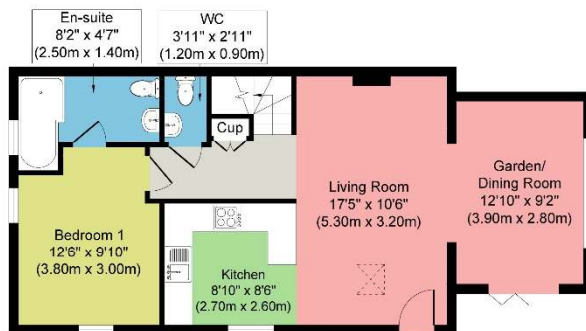
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO62 6RN.

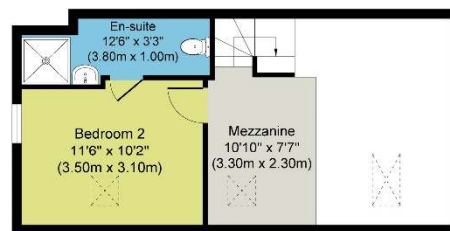
EPC Rating: Current: D

Viewing: Strictly by prior appointment through the Agent's office in Malton.

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.



**Ground Floor**  
 Approximate Floor Area  
 641 sq. ft  
 (59.54 sq. m)



**First Floor**  
 Approximate Floor Area  
 285 sq. ft  
 (26.52 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.