



THE COACH HOUSE & ANNEXE, WELHAM, MALTON
£2,750,000

Carter Jonas

WELHAM, MALTON, YO17 9QF

PRIME 5-BED RESIDENCE WITH 2-BED ANNEXE, TRIPLE GARAGE AND ~3 ACRES, SET IN MALTON & NORTON GOLF CLUB - LUXURY LIVING 19 MILES FROM YORK.

Set at the heart of Malton & Norton Golf Club, The Coach House is a private, beautifully upgraded residence combining architectural character with contemporary specification, all within about three acres of landscaped grounds.

A tree-lined, gated drive leads to an impressive reception hall with vaulted ceiling and a solid oak split staircase. Reception space is outstanding: a formal lounge with stone fireplace; a magnificent family room with five arched Tudor-style French doors to the terrace; and an expansive, open-plan living kitchen by The Handmade Kitchen Company, finished with quartz worktops, BORA downdraft hob and premium AEG appliances. A bespoke bar adjoins for effortless entertaining, while the octagonal dining room and a classical snooker room add further versatility. Practical spaces include a boot room, a stylish ground-floor bathroom and a fitted utility.

Upstairs, the galleried landing serves five double bedrooms. The principal suite enjoys a Juliette balcony, dressing room and a luxury en-suite with freestanding bath and walk-in shower; two further well-appointed family bath/shower rooms complete the floor.

Within the grounds sits a detached two-bedroom annexe (ideal for guests/multi-gen living) with a triple garage.

The gardens are arranged with broad lawns, porcelain-paved terraces (2022) and a sunken seating area with a garden pod.

Technical notes: ground-source heat pump serving underfloor/central heating (vendor advises RHI payments to Jan 2029), private water treatment plant. A prime North Yorkshire home, approximately 19 miles from York.

TENURE Freehold

LOCAL AUTHORITY North Yorkshire Council

EPC BAND D







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Gross Internal Areas

Main House:	478.2m ² ... 5,147ft ²
Annexe:	116.2m ² ... 1,250ft ²
Garaging & Store:	55.7m ² ... 600ft ²
Total:	650.1m ² ... 6,997ft ²

All measurements are approximated for display purposes only and should be independently verified.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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