



Arram Road, Leconfield East
Yorkshire HU17 7NP
Offers Over £725,000

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EXCLUSIVE



Arram Road, Leconfield, Leconfield, HU17

Offers Over £725,000

A HOME FOR YOU AND THE PONY TOO!

The Manor House is a distinguished Georgian residence situated in the heart of Leconfield, a charming village just three miles north of Beverley. This impressive detached property is set within its own beautifully maintained gardens and extensive grounds, which include an orchard, small paddock and a stable block.

Dating back to the late 18th century, this substantial home offers versatile living space arranged over three floors. Thoughtfully renovated and updated in recent years, it now provides a practical yet elegant living environment, perfectly suited to modern family life. With an abundance of storage options, including extensive vaulted cellars, the property combines historic charm with contemporary convenience.

Believed to have changed ownership only three times since its construction in the 1780s, The Manor House is a rare and exceptional opportunity. It is Grade II listed and boasts a wealth of period features throughout. The mature, private gardens include a large orchard, creating a tranquil setting, while the home's accessible location ensures convenience. Offered for sale with no onward chain, this remarkable property is ready for its next owners to put their own stamp on and enjoy its next chapter.





Entrance Hall

Wooden front entrance door, Yorkshire stone flooring, cornice, ceiling rose, storage cupboard, radiator, power points, back staircase, door leading to the cellar and staircase ascending to the first floor landing.

Cellar

Three room cellar with brick arched ceilings, is the perfect wine store, or subject to permission would make a great cinema, bar or games rooms.

Drawing Room

Georgian bar sash Windows to the front, side and rear aspects flood this room with natural light, coving, dado rail, open feature fire fireplace, storage heaters and power points.

Dining Room

Window to the front aspect, coving, ceiling rose, dado rail, feature fireplace with wood burning stove, radiator and power points.

Butlers Pantry

Window to the front aspect, radiator and fitted shelving.

Sitting Room

Window to the front aspect, feature fireplace with wood burning stove, coving, radiator and power points.



Kitchen / Breakfast Room

Window to the side aspect, coving, picture rail, tiled flooring with under floor heating, a range of wall and base units with granite work surfaces, island unit, sink and drainer unit, integrated washing machine, integrated dishwasher, integrated fridge/freezer, picture rail, range cooker, radiator and power points.

Utility Room

Window to the side aspect, door opening to the garden, tiled flooring, old sink and ornate feature fireplace, space for tumble dryer, fitted cupboard and power points.

First Floor Landing

Stunning Bow window that looks down the garden, coving, radiator, power points and stair cases leading to the second floor.

Bedroom One

Windows to the front and rear aspects, cornice, feature fireplace, radiators, power points and Jack and Jill door leading to the shower room.

Shower Room

Window to the front aspect, tiled shower cubicle with power shower, low flush WC, wash hand basin with pedestal, radiator and extractor fan.

Bedroom Two

Window to the front aspect, cornice, radiator, power points, jack and Jill door leading to the shower room .



Bathroom

Window to the rear aspect, shower cubicle with power shower and wash hand basin with pedestal.

Bedroom Three

Window to the front aspect, fitted cupboard, feature fireplace, radiator and power points.

Bedroom Four

Window to the front aspect, coving, storage heater, feature fireplace, radiator and power points.

Office

Double glazed windows to the side aspect, cornice, radiator, fitted cupboard and power points.

Bedroom Five

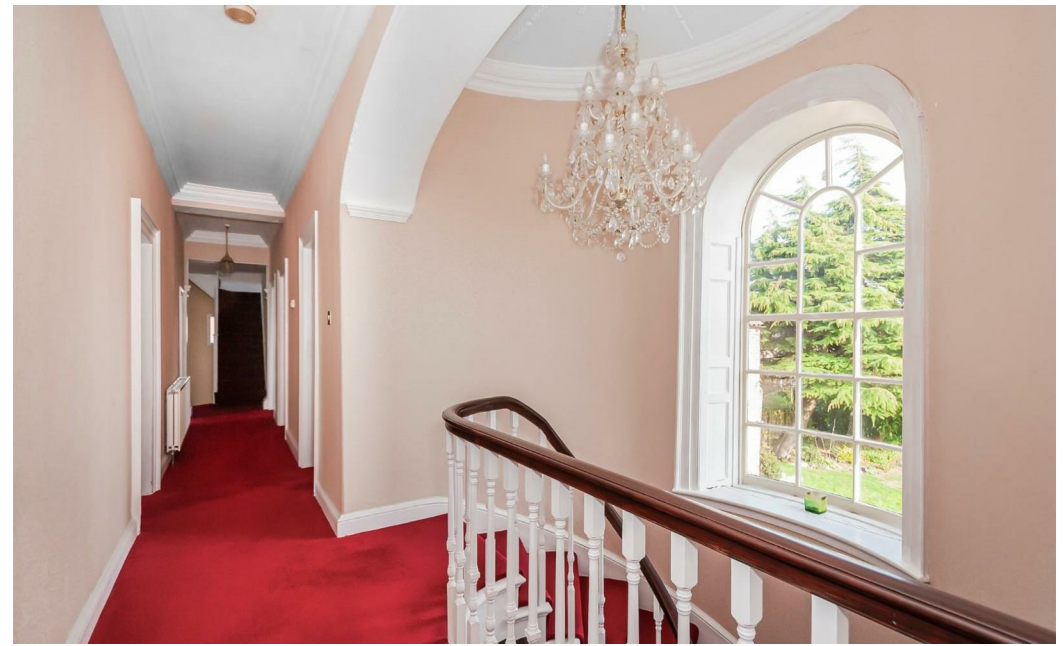
Windows to the side aspect, radiator and power points

WC

Window to the rear aspect, low flush WC and wall mounted wash hand basin.

Bathroom

Window to the rear aspect, panel enclosed bath with mixer taps and mains shower over, was hand basin with pedestal, shaver point and laundry cupboard.



Bedroom Six

Windows to the side aspect, storage heaters and power points.

Library / Bedroom

Windows to the side aspect, fitted shelving, feature fireplace, fitted cupboard, storage heater and power points.

Rear Garden

A walled garden is the perfect backdrop to this home with mainly laid to lawn gardens, with plant and shrub borders.

Orchard

Fruit trees to front of property.

Paddock

A paddock perfect for a pony is all set up with a wooden stable, with power and lighting.

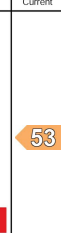
Stable

Power and lighting.

Parking

Ample off road parking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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The Manor House, Arram Road, Leconfield, Beverley, East Riding Of Yorkshire HU17 7NP

Approximate Gross Internal Floor Area = 527.7 sq m / 5680 sq ft

Outbuilding Area = 66.1 sq m / 711 sq ft

Total Area = 593.8 sq m / 6391 sq ft

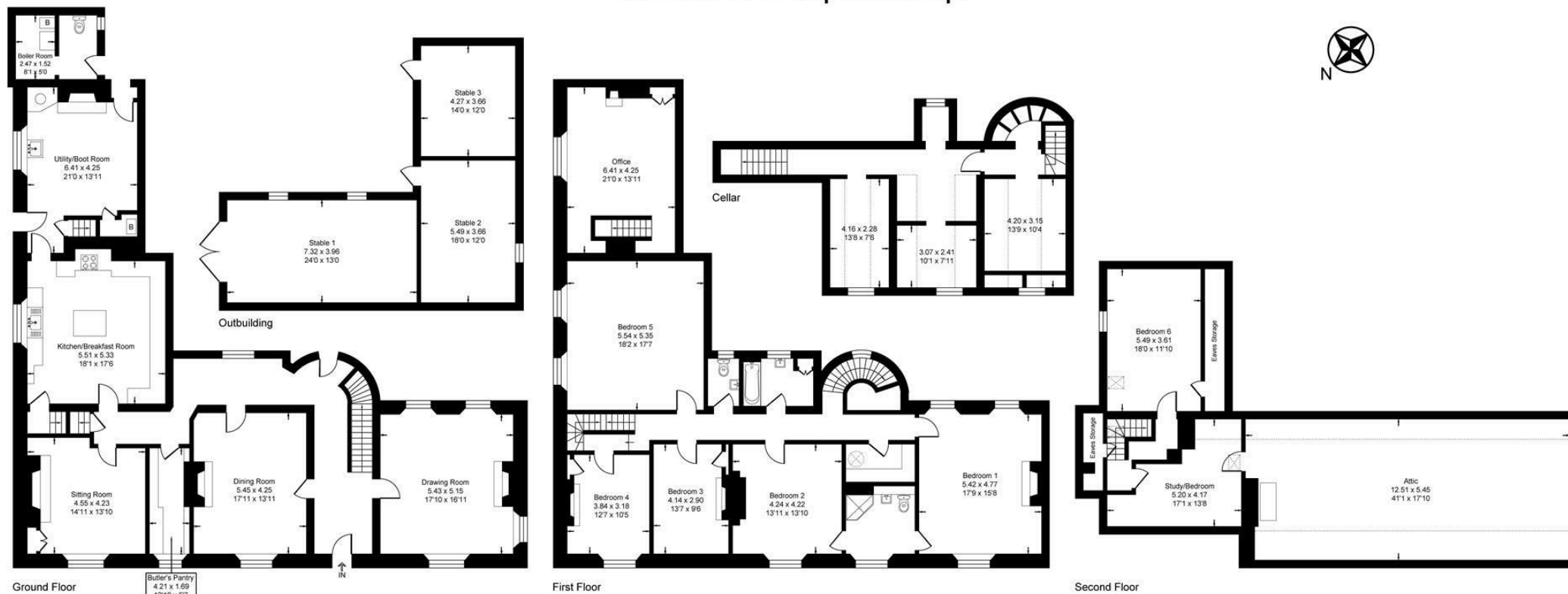


Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01482 861411 | Website: www.hunters.com

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