



**Lyndhurst, 31 Middlecave Road, Malton,
North Yorkshire, YO17 7NE
Guide price £825,000**

Lyndhurst is an impressive Victorian period home with a plot of almost 2/3 of an acre located on one of Malton's most sought after locations. Our current owners have lived there for almost 50 years and are only the third family to have lived in this fine period home, they have carefully retained the original features throughout. This splendid period home faces predominately south and is arranged over three floors with a cellar.

The accommodation comprises; entrance porch, reception hall, snug, sitting room, dining room, kitchen/diner, utility room, guest cloakroom and cellar. To the first floor are three double bedrooms, large house bathroom and a shower room. To the second floor there are a further three bedrooms, bedroom four was formerly two bedrooms which can be easily reinstated, if desired.

With beautiful landscaped gardens, double garaging, ample driveway parking, courtyard with wood store, coal store and garden store. The garden faces south with orchard, kitchen garden and summer houses.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



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Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398

ENTRANCE PORCH

RECEPTION HALL

SITTING ROOM

14'10" x 14'10" (4.54 x 4.54)
Window to front aspect, feature fireplace with marble surround, ceiling medallion feature, picture rail, TV point, power points, radiator.

DINING ROOM

18'1" x 13'11" (5.52 x 4.25)

KITCHEN

13'10" x 14'0" (4.23 x 4.27)

UTILITY ROOM

16'10" x 7'10" (5.14 x 2.39)
Window to side aspect, range of units, plumbing for washer/dryer, stainless steel sink unit, power points.

SNUG

10'2" x 12'5" (3.12 x 3.81)
Window to side aspect, TV point, power points, radiator.

FIRST FLOOR LANDING

BEDROOM ONE

16'5" x 13'11" (5.02 x 4.26)

HOUSE BATHROOM

BEDROOM TWO

14'10" x 14'10" (4.54 x 4.54)

BEDROOM THREE

10'11" x 16'0" (3.33 x 4.88)

EN-SUITE

SECOUND FLOOR

BEDROOM FOUR

25'7" x 13'11" (7.82 x 4.26)
Formally one bedroom converted into two

BEDROOM FIVE

14'10" x 14'10" (4.54 x 4.54)

BEDROOM SIX

10'11" x 14'7" (3.33 x 4.47)

DOUBLE GARAGE

17'8" x 24'9" (5.41 x 7.55)

COAL STORE

WOOD STORE

STORE

CELLAR

13'9" x 13'8" (4.20 x 4.18)

GARDEN



Total area: approx. 353.7 sq. metres (3807.2 sq. feet)
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