



WILLOWGREEN

ESTATE AGENTS



**Orchard Cottage Leppington Lane  
Malton, YO17 9RL**

**Guide price £525,000**

Built in 2010 by local builders to a high specification using reclaimed original materials and brick. Having been recently extended by the current owners. Orchard Cottage is a beautifully presented three bedroom detached home, benefiting from private gardens and a garage, set within a quiet rural village to the north east of York, surrounded by attractive rolling countryside.

This property comprises; entrance hall, living room into sitting room into the kitchen, rear hall, cloakroom, and separate dining room. To the first floor is a master bedroom with en suite shower room, two further double bedrooms and house bathroom. Outside the property has a single garage with private parking, summerhouse and mature gardens.

The village of Leppington stands at the edge of the Yorkshire Wolds, easily accessed from the A64 trunk road and also from the Malton to Stamford Bridge Road. In nearby Acklam, the Half Moon pub is a well known watering hole; in Malton to the north there are all the facilities of a first rate market town, as there are in Stamford Bridge to the south, whilst York is a short drive away. Bugthorpe primary school is less than a mile away.

EPC RATING TBA

## ENTRANCE HALLWAY



Telephone point.

## DINING ROOM

11'1" x 8'9" (3.39 x 2.68)



Window to front aspect, power points, telephone point, radiator.

## LIVING ROOM

17'3" x 10'9" (5.26 x 3.30)



Window to front aspect, newly fitted log burner with wooden mantle, TV point, telephone point, power points, radiator.

## KITCHEN

13'0" x 11'5" (3.97 x 3.50)



Window to rear aspect, newly fitted Howdens kitchen wall and base units with solid Oak work surfaces, tiled

splashback, Ceramic sink and drainer unit with mixer taps, integrated fridge/freezer, induction cooker with extractor fan over, downlights, power points. Underfloor heating

## SITTING ROOM

12'2" x 8'3" (3.71 x 2.52)

Bi-folding doors out onto rear garden, oak panelled flooring, power points, radiator.

## GUEST CLOAKROOM

Window to side aspect, low flush w.c, hand wash basin.

## FIRST FLOOR LANDING



## MASTER BEDROOM

13'0" x 14'8" (3.97 x 4.49)



Window to rear aspect, power points, TV point, radiator.

## EN-SUITE



Window to side aspect, low flush w.c, hand wash basin with pedestal, fully tiled corner shower cubicle, shaver point, radiator.

## BEDROOM TWO

11'1" x 12'9" (3.38 x 3.90)



Window to front aspect, power points, radiator.

## BEDROOM THREE

11'1" x 10'9" (3.38 x 3.28)



Window to front aspect, power points, phone socket, radiator.

## BATHROOM



Window to rear aspect, low flush w.c, hand wash basin with pedestal, fully tiled panel enclosed bath with overhead shower, shaver point, radiator.

## GARDEN



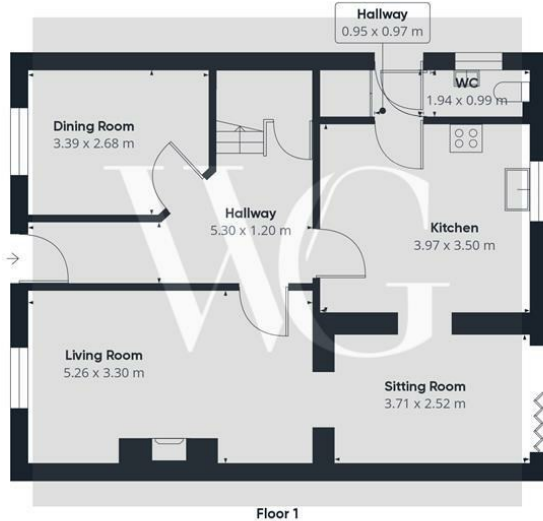
Outside the property has a single garage with private parking, summerhouse and mature gardens.

**COUNCIL TAX BAND E**

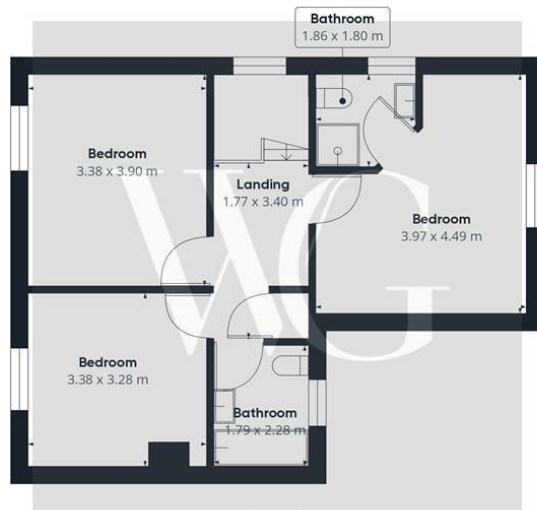
## SERVICES

Boiler and radiators, oil heating.





Floor 1



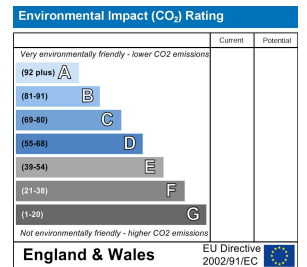
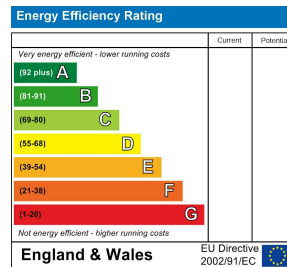
Floor 2

Approximate total area<sup>®</sup>  
118.03 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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