

N A I S H

ESTATE AGENTS



YORK
EST. 1939



Manor Cottage

Kexby, York, YO41 5LD

Manor Cottage is an incredible equestrian/small holding property set in the wonderful rural village of Kexby, York.

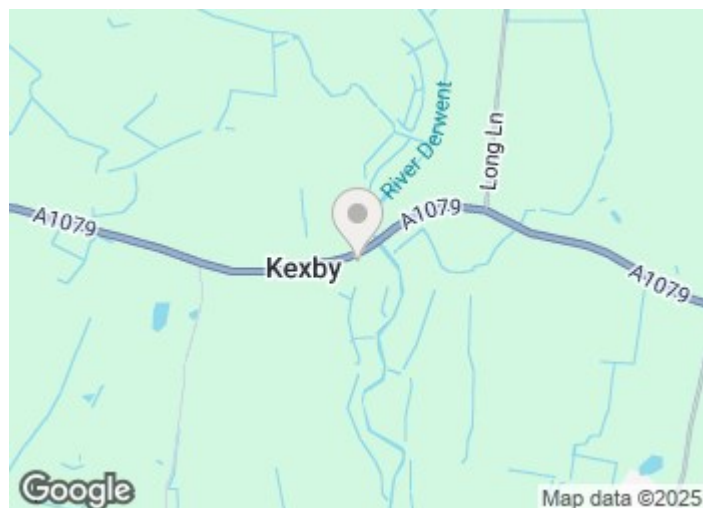
Asking Price £1,250,000

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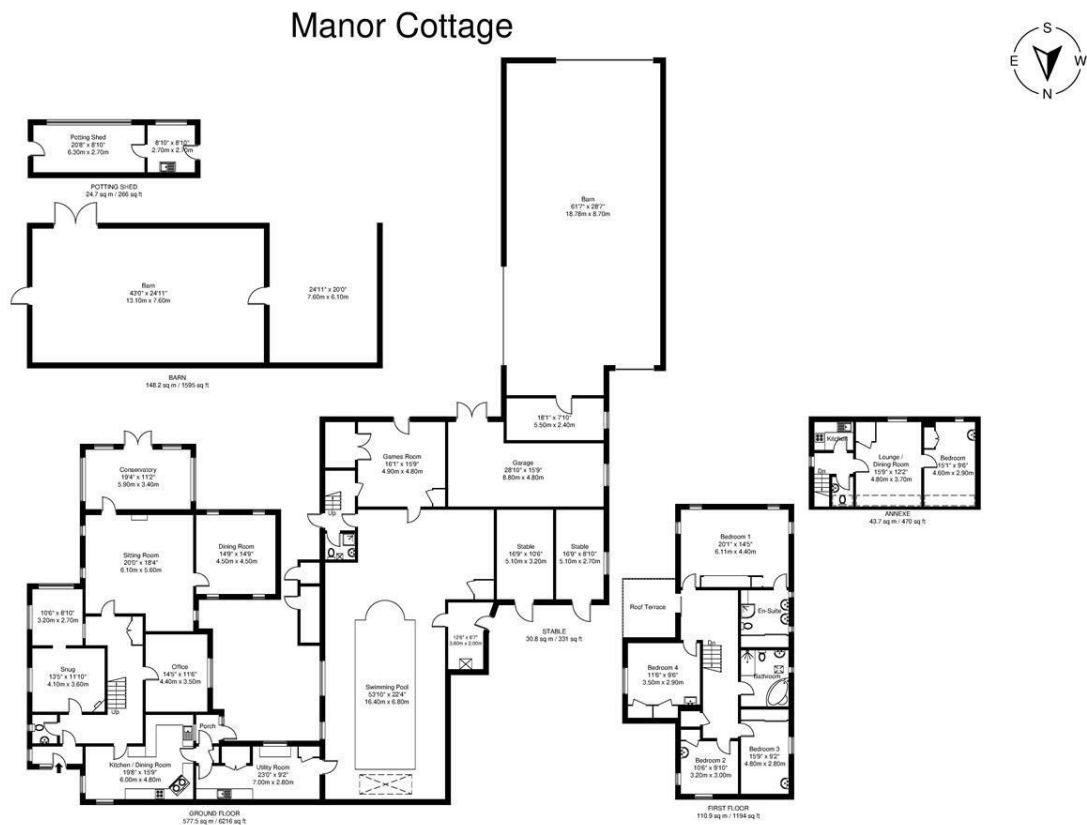
- FOUR BEDROOM DETACHED FARMHOUSE
- CIRCA 8 ACRES OF LAND
- PRIVATE RIVER BANK
- INDOOR SWIMMING POOL/SPA/SAUNA
- 2X BARNS & 2X STABLES
- INCREDIBLE COUNTYSIDE VIEWS
- NO ONWARD CHAIN
- POTENTIAL FOR UPTO 40 ACRES



Directions



Floor Plan



APPROXIMATE GROSS INTERNAL AREA = 688.4 sq m / 7410 sq ft
ANNEXE = 43.7 sq m / 470 sq ft
STABLE, BARN & POTTING SHED = 203.7 sq m / 2192 sq ft
TOTAL = 935.8 sq m / 10072 sq ft

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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		
	45	71
England & Wales		
EU Directive 2002/91/EC		