

THE OLD SCHOOL HOUSE LEPPINGTON



A superbly renovated Eighteenth Century village house, offering spacious and beautifully appointed interiors with five bedrooms, set in over 0.4 acres, together with ample parking & oak framed garage and carport.

Dining hall, guest cloakroom, drawing room, dining room, breakfast kitchen, utility room, first floor landing, master bedroom, en-suite shower room, four further bedrooms & house bathroom.

Extensive gardens, ample parking, oak-framed garage & carport.

Open views to the rear.

Peaceful village location yet within easy reach of Malton & York.

GUIDE PRICE £675,000

The Old School House is a characterful period property which has been comprehensively renovated and extended in recent years, resulting in a house of considerable style and charm, all set within a wonderful plot of over 0.4 acres.

The light and airy accommodation is arranged over two floors and amounts to approximately 2,100sq.ft, with the benefit of central heating and double-glazed sash windows throughout. The whole house has been tastefully decorated in a neutral palette, complemented by oak flooring, solid oak internal doors, exposed beams and several fireplaces, resulting in a high-end finish. Of particular note is a fabulous, 26ft drawing room with oak frame and huge log burner, and also a superb kitchen with stylish, joiner-built cabinetry and an electric AGA. In brief the accommodation comprises dining hall, guest cloakroom, drawing room, dining room, breakfast kitchen, utility room, first floor landing, master bedroom with en-suite shower room, four further bedrooms and a house bathroom.

The property is approached via a gated and gravelled driveway, where there is ample space to park, and leads to a recently constructed, oak-framed garage and carport with lean-to log store. The gardens are extensive and lie to the front, side and rear. They are mostly laid to lawn, interspersed by a wide variety of fruit trees and a large magnolia. A cottage garden has been created at the side of the house, with climbing roses, shrub borders and gravelled seating area, screened by a timber trellis.

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 Leavening, the Jolly Farmers is a well-known and much-loved pub; 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. Leavening primary school is less than 2 miles away.



ACCOMMODATION

OAK FRAMED PORCH

With slate roof and a half-glazed door opening into:

DINING HALL

4.7m x 3.4m (15'5" x 11'2")

Feature fireplace within an exposed brick chimney breast. Staircase to the first floor. Quarry tile floor. Exposed beams. Four wall light points. Thermostat. Radiator.



GUEST CLOAKROOM

1.6m x 1.0m (5'3" x 3'3")

Low flush WC and wash basin in vanity unit. Tiled floor. Extractor fan. Fitted cupboard housing the fuse box. Heated towel rail.

DRAWING ROOM

8.2m x 6.0m (max) (26'11" x 19'8")

Cast iron wood burning stove set on a stone hearth. Exposed beams, including an oak frame to the northern portion of the room. Television point. Sash windows to the front and rear. Two sets of French doors, one to the rear and another to the front which is flanked by full length windows. Two radiators.



DINING ROOM

4.9m x 3.5m (16'1" x 11'6")

Solid oak flooring. Television point. Recessed spotlights. Sash windows to the front and side. Radiator. Open onto the Breakfast Kitchen.



BREAKFAST KITCHEN

4.5m x 4.4m (14'9" x 14'5")

Range of joiner-built kitchen cabinets with honed quartz work surfaces, including a large central island unit with breakfast bar at one end. Two oven, dual control electric AGA within a brick chimney breast. Shaws ceramic sink unit with mixer tap. Integrated dishwasher. Solid oak flooring. Recessed spotlights. Radiator.



UTILITY ROOM

2.0m x 1.8m (6'7" x 5'11")

Range of kitchen cabinets with oak work surfaces and incorporating a single drainer sink unit. Large cupboard with automatic washing machine point and housing the LPG central heating boiler. Recessed spotlights. Exposed beam. Sash window to the rear and stable door to outside. Sash window to the rear, and French doors opening onto the garden. Radiator.

FIRST FLOOR

LANDING

Cupboard housing the hot water cylinder with pressurised hot water cylinder. Velux roof light. Radiator.

BEDROOM ONE

4.7m x 4.1m (max) (15'5" x 13'5")

Vaulted ceiling. Television point. Sash windows to the side and rear. Two radiators.



EN-SUITE SHOWER ROOM

2.5m x 1.8m (8'2" x 5'11")

White suite comprising double shower cubicle, wash basin in vanity unit, and low flush WC. Vaulted ceiling. Half-panelled walls. Extractor fan. Solid oak flooring. Sash window to the rear. Heritage radiator/towel rail.



BEDROOM TWO

4.1m x 3.8m (13'5" x 12'6")

Period fireplace within an exposed brick chimneybreast. Television point. Sash window to the front. Radiator.



BEDROOM THREE

3.6m x 3.3m (min) (11'10" x 10'10")

Television point. Loft hatch. Sash windows to the front and side. Radiator.



BEDROOM FOUR

3.9m x 2.9m (min) (12'10" x 9'6")

Television point. Loft hatch. Sash window to the front. Radiator.



BEDROOM FIVE

2.9m x 2.1m (9'6" x 6'11")

Television and telephone points. Sash window to the rear. Radiator.

HOUSE BATHROOM

2.5m x 1.9m (8'2" x 6'3")

White suite comprising bath with shower over, wash basin and low flush WC. Travertine tiled walls and floor. Velux roof light. Heated towel rail.



OUTSIDE

The house occupies a large plot amounting to just over 0.4 acres with landscaped gardens on three sides. They feature extensive lawn, a wide variety of fruit trees, a large magnolia, shrub borders and patio areas. A paved patio is located behind the house and a gravelled driveway leads to an oak-framed garage and carport, with log store alongside.



OAK-FRAMED GARAGE & CAR PORT

6.0m x 5.4m (19'8" x 17'9")

Electric light and power. One half with oak double doors and a personnel door to the side. Log store to one side.



GENERAL INFORMATION

Services:	Mains water and electricity. Septic tank drainage. LPG central heating.
Council Tax:	Band: D (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO17 9RL.
EPC Rating:	Current: E54. Potential: C78.
Viewing:	Strictly by appointment through the Agent's office in Malton.





All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor
Approximate Floor Area
1181 sq. ft
(109.68 sq. m)



First Floor
Approximate Floor Area
913 sq. ft
(84.78 sq. m)