

# LECKBY BARN

York Lane, Flaxton, York YO60 7QZ



## LECKBY BARN

**Striking, new-build, country house with extensive gardens and grounds, some twenty minutes' drive from York city centre**

*Flaxton ½ mile • Strensall 3 miles • York ring road 6 miles • York city centre 9 miles • Malton 11 miles*

Entrance hall • 2 reception rooms • kitchen/dining/living room • walk-in pantry • utility/boot room • cloakroom wc • plant room

Landing • linen cupboard • principal bedroom suite with 2 dressing rooms and bathroom • 4 further bedroom suites • eaves store

Gardens and grounds • 2 paddocks

In all approximately 1 acre

**For Sale Freehold**



ESTABLISHED 1992

Priestley House, 36 Bootham

York, YO30 7BL

[sales@blenkinandco.com](mailto:sales@blenkinandco.com)

01904 671672

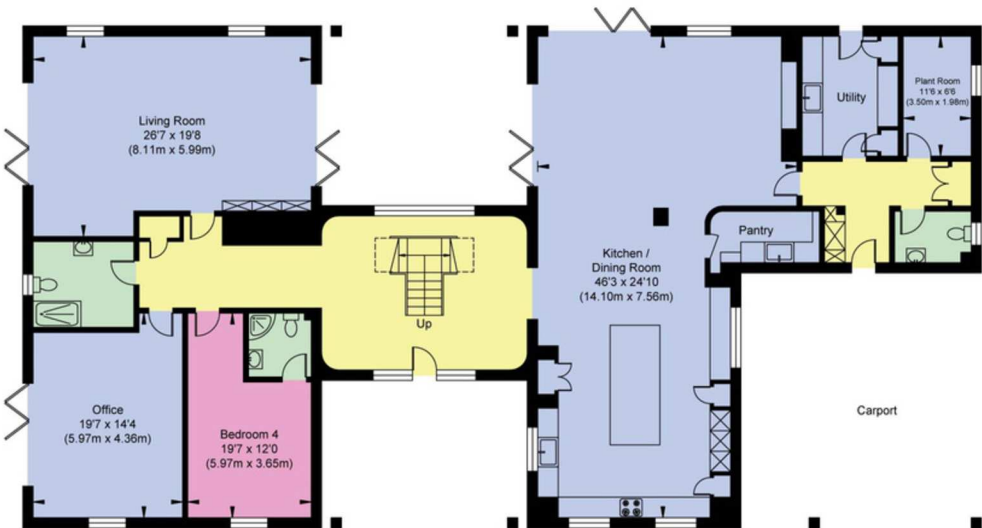
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# Leckby Barn, Flaxton, York

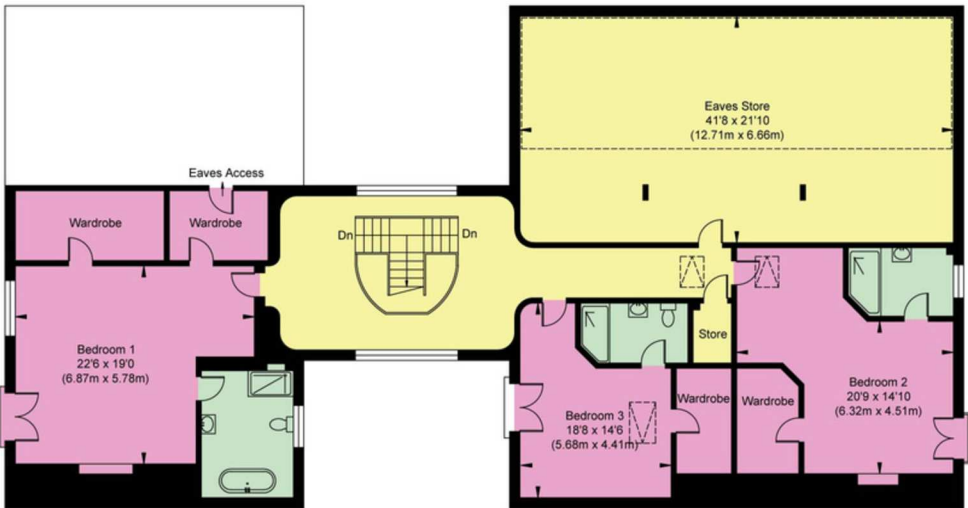


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	71 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 = Reduced head height below 1.5m



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 3229 SQ FT / 300.0 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
(EXCLUDE EAVES STORAGE)  
APPROX. 2663 SQ FT / 247.4 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 5892 SQ FT / 547.40 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.

Leckby Barn is a contemporary country house, constructed in 2023 using the framework of a traditional barn and part-clad in larch. Its 'clean line' design is characterised by the interplay of exposed brickwork and steel girders, oak cabinetry and oversized aluminium windows providing far-reaching country views as far as the eye can see. Beautifully appointed with rooms that are generous in scale and proportion, the house sits well in its large plot surrounded by open countryside. Historic York lies a short drive to the south.

- Outstanding contemporary country house
- Detached property in just under one acre
- Versatile accommodation of 5892 sq ft
- Up to 5 bedrooms, 5 bathrooms (one on the ground floor)
- High spec and high tech throughout
- Low running costs with ground source heat pump
- Bordering open countryside and outstanding views
- Rapid access to the City of York
- Bordering the Howardian Hills and AONB countryside
- No onward chain

**Tenure:** Freehold

**EPC Rating:** C

**Services & Systems:** Ground source heat pump. Electric central heating. Water underfloor heating system to the ground floor. Mains water. Private drainage. Underground power supply. Security cameras.

**Additional Notes:** The property comes with a 10-year building warranty.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others,

such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

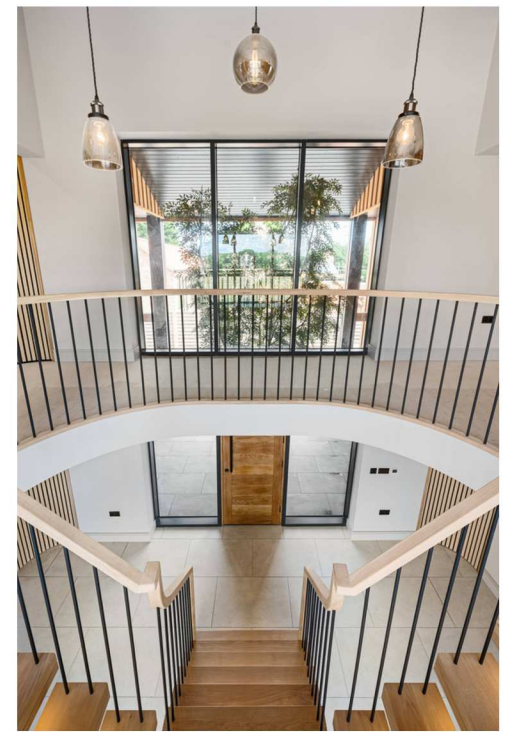
**Local Authority:** North Yorkshire Council [www.northyorks.gov.uk](http://www.northyorks.gov.uk)

**Money Laundering Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





CGI - representation only



Leckby Barn has been beautifully crafted with statement kitchen and bathrooms, solid oak doors and a cantilevered split staircase of contemporary design with slender spindles integrated into the oak handrail. Acoustic boarding provides a stylish and practical design element offering both sound absorption and aesthetic appeal. Throughout are tall picture windows that create light-filled living spaces and multiple sets of bifold doors that enhance the connection to the outdoors. This is a practical family house with ample storage options on all floors and plenty of utility/boot room/cloakroom space for the country buyer.

Outside the hall and first floor landing is an external birch tree with a preserved

real trunk along with a custom-built artificial canopy that filters natural light. Underfloor heating is laid throughout the ground floor and column radiators are fitted on the first floor. The whole is powered by green technology having a ground source heating system with zoned, thermostatic heating.

The kitchen/living/dining room extends some 46 ft with windows and bifold doors to all sides. The sleek modern fitted kitchen includes a walk-in pantry, an island unit with two wine fridges and a breakfast bar, quartz work surfaces, a Quooker tap, a hob with downdraft extractor and integrated appliances including a coffee machine, a large integrated fridge and separate freezer,



CGI - representation only

two ovens and a microwave both with slide & hide technology; alongside is a large utility/laundry room. The living room is triple aspect with two sets of bifold doors and a pair of picture windows facing west; a small room is cleverly concealed behind fitted cabinetry providing options for a secret bar. Additional ground floor rooms present equally well as study/snug/bedroom space.

The staircase rises to an impressive first floor landing with views east and west, flanked by bedrooms on either side. Filling the entire southern wing is the principal bedroom suite featuring a Juliet balcony with far-reaching views across open countryside; it comes with two dressing rooms and a luxurious four-piece bathroom. Two further double bedroom suites sit on the northern wing and a 42 ft eaves space with a good ceiling height provides options to create a games room with a large west facing balcony. A fourth bedroom suite, also a double, lies on the ground floor.

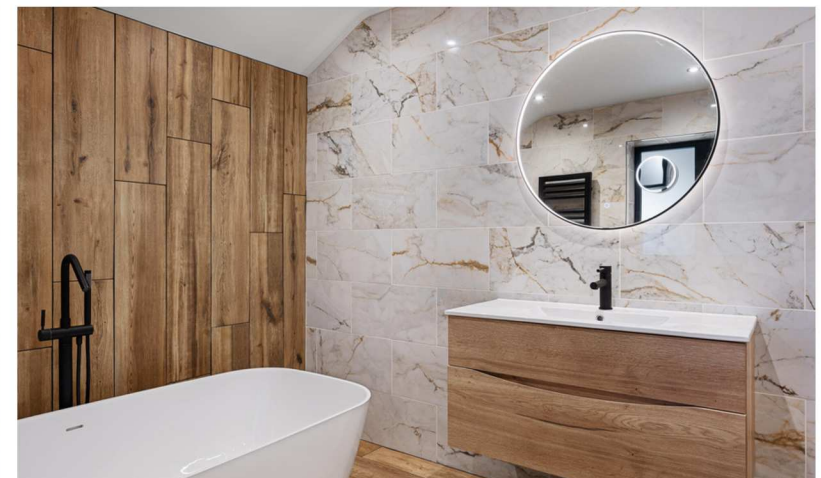
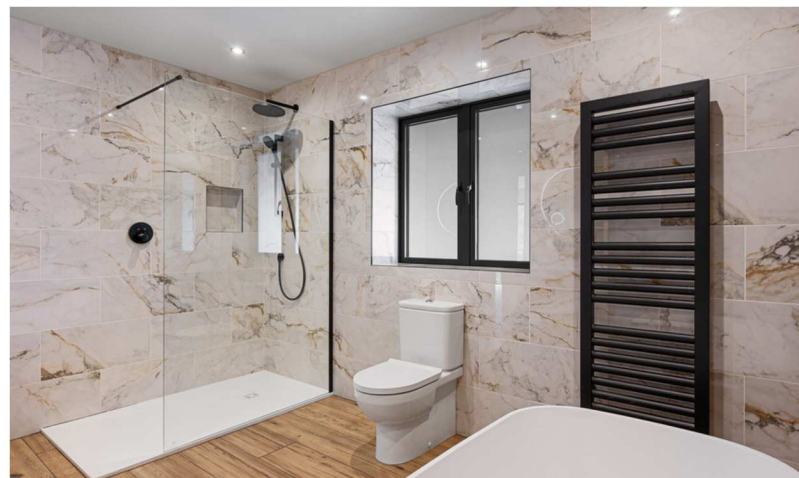
### Outside

A tree-lined drive from York Lane follows the line of the paddock and turns into Leckby Barn. The gravelled drive is framed by trees and sweeps in front of the house to a double car port (with an EV charging point) with ample space for parking and turning. There is power for electric gates and a base/electrics for a garage, subject to planning permission.

The private formal gardens and extensive paved terracing are orientated to face south and west across open countryside,



CGI - representation only



include a water feature and a partially enclosed courtyard area orientated to enjoy afternoon and evening sunshine. There is a hot water tap for dog-washing. The paddocks sit north-south and are bounded by post and rail fencing. They form the view and provide additional outdoor amenity space.

## Environs

The property is ideally situated just nine miles north of the city of York. It stands in rural seclusion – with a sole neighbour – off a country lane that connects the thriving village of Flaxton with its heathland nature reserve to Strensall, effectively a suburb of York. Leckby Barn is highly convenient for access to the A64 (two miles) connecting to the A1M (25 miles) and the many amenities of the historic city of York including the independent schools and railway station connecting to London Kings Cross in less than two hours. Flaxton itself, little more than half a mile to the north, has wide grassy verges, a church, village hall, a public house, a children's nursery and dog-walking field. Two miles away is Sandburn Hall Golf Club (recently judged one of the best large hotels in England) with its fine-dining restaurant and golf club. To the south in Strensall is York Golf Club, one of the longest established clubs in England.

## Directions

Heading west along York Lane from Flaxton towards York, the property can be seen on the left hand side, as denoted by the For Sale board.

## Viewing

Strictly by appointment.



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