



Mallard Lodge Thorganby

York, YO19 6DJ

Guide Price £650,000

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A RARE OPPORTUNITY TO PURCHASE THIS FABULOUS EQUESTRIAN PROPERTY. A superb single story 4 bedroom barn conversion set in 2.7 acres with stabling within a semi rural location on the edge of this popular village to the south of York within Fulford school catchment. The property provides extremely bright and spacious living accommodation comprising entrance hall, 26' sitting room with views over countryside, dining kitchen with fitted units, boot room, utility room, bathroom/w.c, 4 double sized bedrooms (master with en-suite shower room) and a family bathroom. To the outside is a front garden with parking and 26' garage, lawned formal gardens plus paddock and stable block. Other features include double glazing, oil fired central heating, strong broadband speeds up to 1000mbps and a new shed. There is also a bridleway in front of the house and a septic tank. An internal viewing is highly recommended.



**Hallway**

**Sitting Room**

26' x 12'9 (7.92m x 3.89m)

**Kitchen/Diner**

19'3 x 16'3 (5.87m x 4.95m)

**Boot Room**

**Utility Room**

16'3 x 10' (4.95m x 3.05m)

**Bathroom**

**Bedroom**

17'6 x 10'8 (5.33m x 3.25m)

**Bedroom**

19' 8 x 11'9 (5.79m 2.44m x 3.58m)

**En-Suite**

**Bedroom**

13'9 x 12'6 (4.19m x 3.81m)

**Bedroom**

15' x 9'1 (4.57m x 2.77m)





**Bathroom**

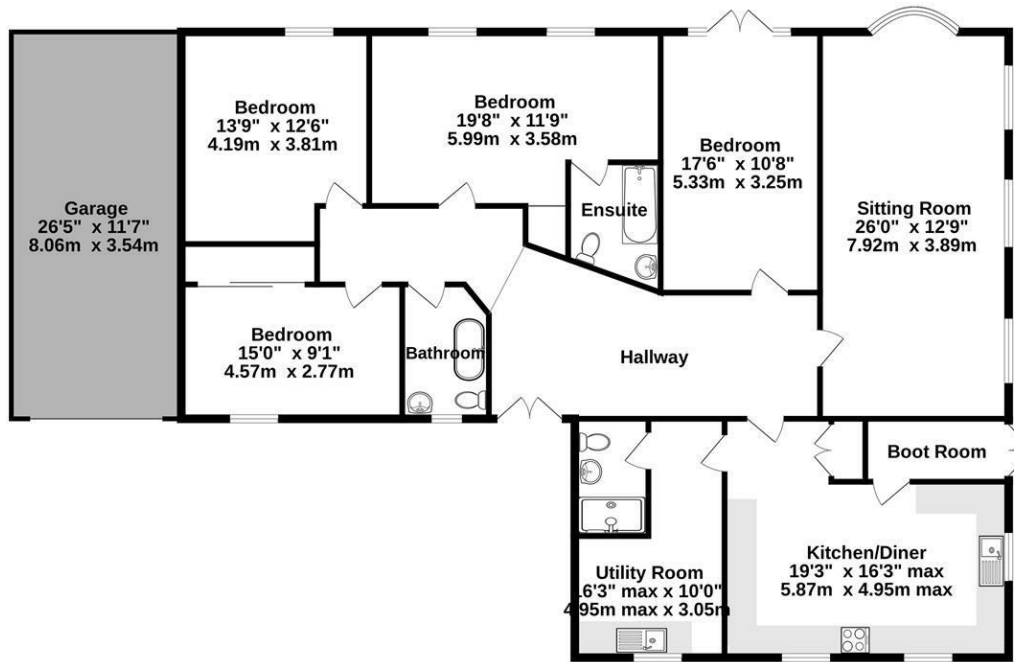
**Garage**

26'5 x 11'7 (8.05m x 3.53m)



# FLOOR PLAN

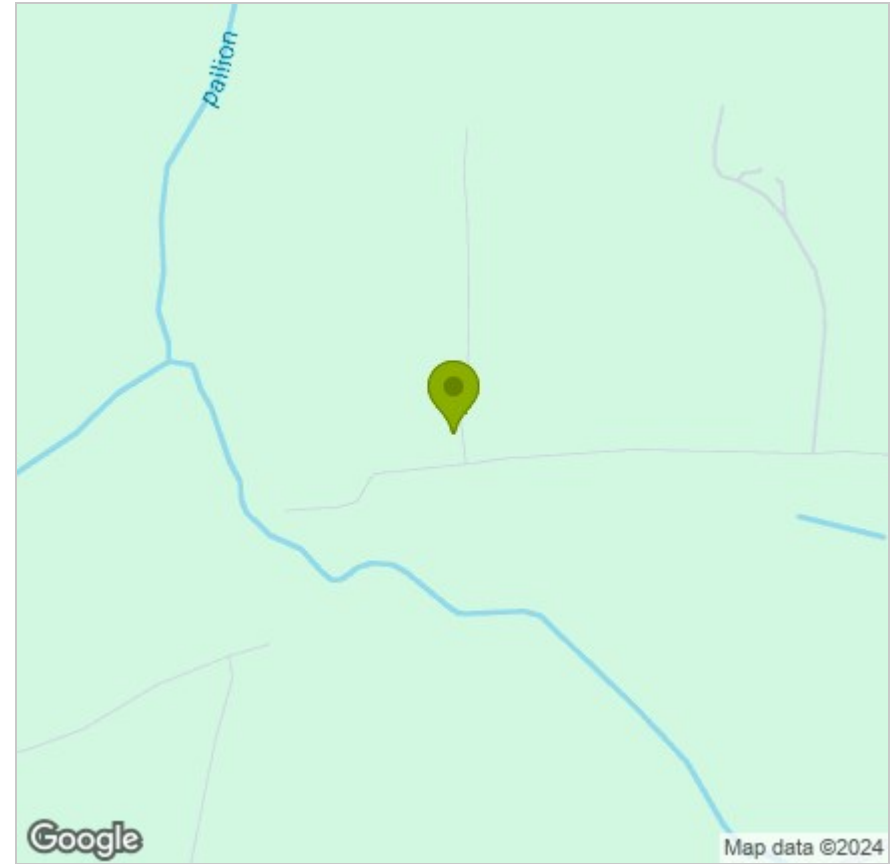
Ground Floor  
1988 sq.ft. (184.6 sq.m.) approx.



TOTAL FLOOR AREA : 1988 sq.ft. (184.6 sq.m.) approx.

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.  
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# LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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