



The Old Manor Leppington Lane Leppington

Malton, YO17 9RL

Asking Price £1,250,000



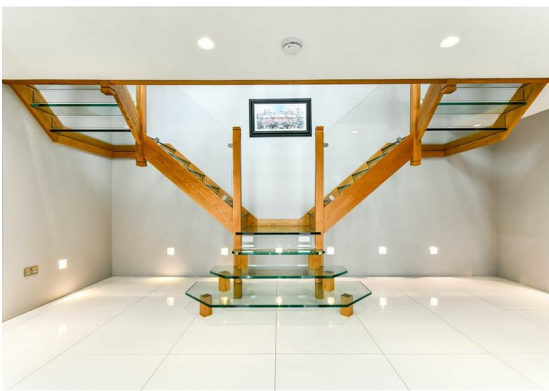
ONE OF THE AREA'S MOST STUNNING LARGE MODERN CONTEMPORARY FAMILY HOMES WITH OVER 6300 SQ FT OF LIVING SPACE SET IN APPROXIMATELY 3 ACRES OF GROUNDS WITH OPEN ASPECTS TOWARDS THE HILLS TO THE REAR. WITH HIGH QUALITY INTERNAL FITTINGS THROUGHOUT THIS ECO-FRIENDLY PROPERTY IS ULTRA ENERGY EFFICIENT INCLUDING THE GROUND SOURCE HEAT PUMP. THE PROPERTY IS ENTERED THROUGH SECURE ELECTRIC GATES LEADING TO A LONG DRIVEWAY AND HAS ACCOMMODATION COMPRISING AN IMPRESSIVE HALLWAY WITH BESPOKE STAIRCASE, CLOAKROOM, DRAWING ROOM, 46 FT OPEN PLAN LIVING KITCHEN WITH BIFOLD DOORS TO TWO SIDES AND A FABULOUS QUALITY KITCHEN WITH INTEGRATED APPLIANCES, DINING ROOM, LARGE GAMES ROOM WITH BIFOLD DOORS, STUDY, UTILITY ROOM, BOOT ROOM, SHOWER ROOM, TO THE FIRST AND SECOND FLOORS THERE ARE 6 IMPRESSIVE BEDROOMS ALL WITH LARGE EN-SUITES. DOUBLE GARAGE. FORMAL GARDENS INCLUDE LARGE PATIO AREAS, LAWNS AND PADDOCKS.

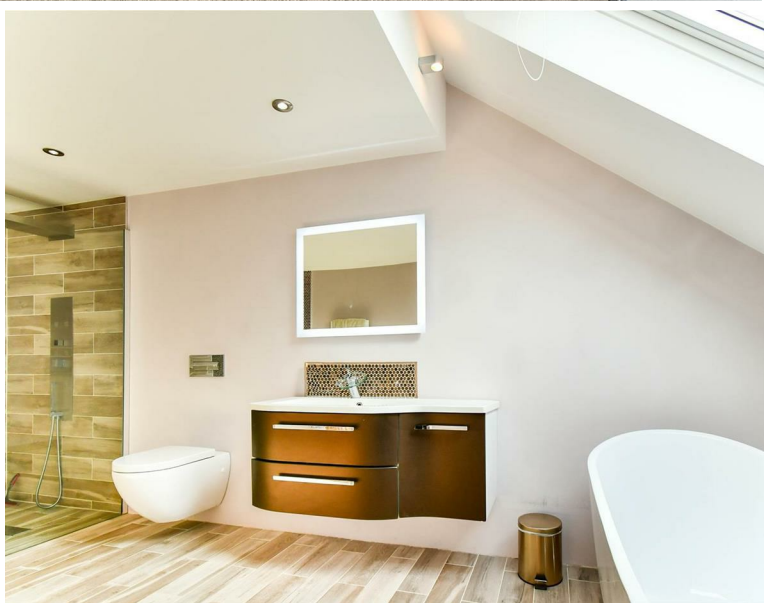
### Area

The Old Manor is set in the lovely Wolds village of Leppington, only 10 miles from York and 8 miles from Malton. An idyllic quiet location the property enjoys stunning rear views towards the hills. 1 mile from the nearest pub and 2 miles to nearest school.

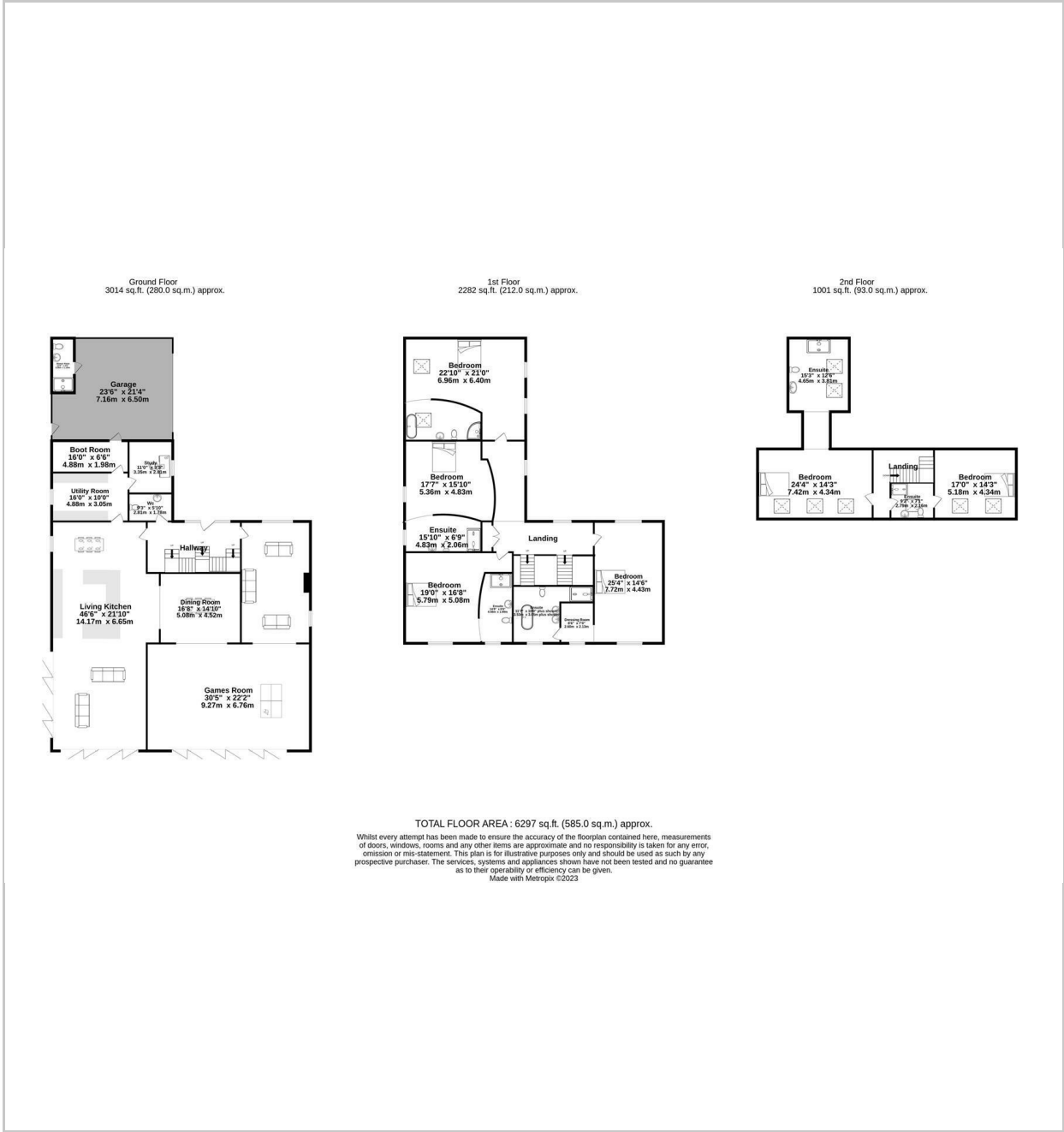
### Property

Built in 2018 this bespoke property still has part of its 10 year warranty remaining. Benefits include remote/phone controlled electric gates, cctv (app available), superfast broadband, alarm system, built in vacuum, galvanised gazebo. Energy saving comes from a ground source heat pump, mechanical ventilated heat recovery system, 4 kw PV panels plus under floor ground floor heating throughout.

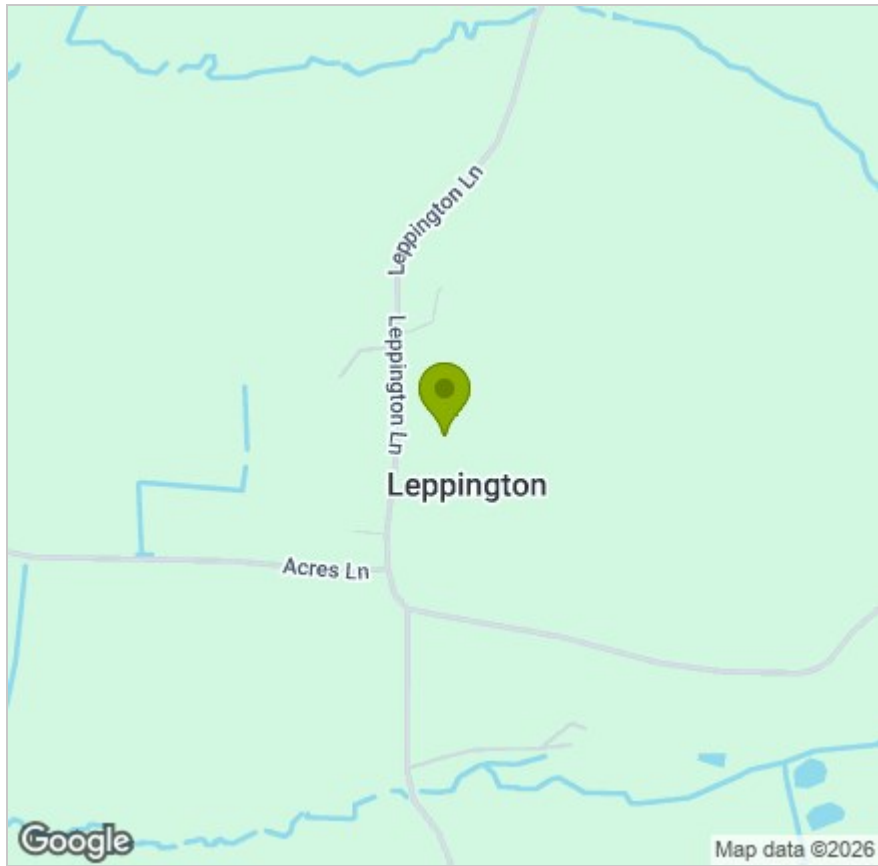




FLOOR PLAN



LOCATION



EPC

| Energy Efficiency Rating                                                                                      |           |           |
|---------------------------------------------------------------------------------------------------------------|-----------|-----------|
|                                                                                                               | Current   | Potential |
| Very energy efficient - lower running costs                                                                   |           |           |
| (92 plus) <b>A</b>                                                                                            | <b>89</b> | <b>89</b> |
| (81-91) <b>B</b>                                                                                              |           |           |
| (69-80) <b>C</b>                                                                                              |           |           |
| (55-68) <b>D</b>                                                                                              |           |           |
| (39-54) <b>E</b>                                                                                              |           |           |
| (21-38) <b>F</b>                                                                                              |           |           |
| (1-20) <b>G</b>                                                                                               |           |           |
| Not energy efficient - higher running costs                                                                   |           |           |
| EU Directive 2002/91/EC  |           |           |

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 firms employment has the authority to make or give any representation or warranty in respect of the property.