

Mark Stephenson's

ESTATE & LETTING AGENTS



Peter Liberty House Main St, Weaverthorpe, Malton, YO17

£495,000

- Over 2000 sq ft of accommodation
- Four Double Bedrooms
- Off-street parking via enclosed gravelled driveway
- Recently fitted Kitchen
- Peaceful village location in the Yorkshire Wolds
- Solar panels with battery storage unit
- Multiple reception rooms and conservatory
- Mature gardens with outdoor seating and garage/store
- Large commercial unit with development potential

Peter Liberty House Main St, Malton YO17 8EY

Peter Liberty House is an impressive and characterful four-bedroom period home offering spacious and versatile accommodation, complemented by excellent gardens, parking and a substantial workshop. The property retains a wealth of character throughout, with feature fireplaces, shutters and attractive period details sitting alongside modern conveniences. The ground floor provides a choice of reception rooms, including a generous living room, dining room with log-burning stove, and separate sitting room, together with a modern kitchen, utility room, cloakroom and conservatory overlooking the garden. Upstairs, four well-proportioned bedrooms include a generous master bedroom with built-in wardrobes and en-suite facilities, alongside a family shower room. Outside, the property benefits from a substantial enclosed gravelled driveway providing parking for multiple vehicles, together with a large workshop offering excellent potential for a variety of uses and would provide an exciting opportunity as a potential building plot subject to relevant permissions. The enclosed gardens feature mature shrubs and trees, patio, pergola and decking, creating a private and attractive outdoor space. A garage with dual roller-door access and adjoining store room further enhances the property's practical appeal.



Council Tax Band: E



Entrance Hall

Stairs to the first floor, Herringbone engineered oak tiled flooring, Door to;

Living Room

Window to the front aspect with shutters and Radiator beneath, Open fireplace, Herringbone engineered oak tiled flooring.

Dining Room

Log-burning stove in brick surround, Radiator, Alcove storage with cupboard below, Window to the rear aspect with patio doors to the conservatory, Herringbone engineered oak tiled flooring.

Sitting Room

Window to the front aspect with radiator beneath with a further window to the side aspect, Open fireplace.

Kitchen

Modern wall and base units with quartz worktops in ethereal white, Windows to the side aspect with American-style shutters, Belfast sink, Plumbing for white goods, Breakfast bar, Radiator, Oil-fired central heating boiler, Hand crafted Tiled flooring made in Morocco, Door to;

Utility Room

Wall and base units, Further plumbing for white goods, Herringbone engineered oak flooring, Door to rear garden. (Accessed through the passageway which provides access to the path that runs to the side of the property)

Cloakroom

White Two-piece suite, Extractor fan, Tiled flooring.

Conservatory

French doors to the rear garden, Storage cupboards, Tiled flooring.

First floor landing

Loft hatch X2, Radiator, (LH2 as shown on the floorplan is a substantial space which has been boarded out and is where the battery storage for the solar panels is located).

Bedroom 2

A generous double bedroom with Window to the front aspect American-style shutters, Radiator, Feature fireplace, Laminate tiled flooring, Recessed storage space.

Bedroom 4

Window to the rear aspect, Feature fireplace, Radiator.

Bedroom 3

Another generous double room, Window to the front aspect with American-style shutters, Radiator.

Family Shower Room

Marble His & Hers sinks sat in units with cupboards, WC, Shower cubicle, Glazed Window to the side aspect with American-style shutters, Heated towel rail, Laminate tiled flooring, Extractor fan, Partly-tiled walls.

Master Bedroom

Windows to each side of the room with American-style shutters, Built-in wardrobes (part of which housing the Hot water cylinder), School-style radiator.

En-suite

White Three-piece suite with sink sat in vanity unit and shower over bath, Window to the side aspect with American-style shutters, Tiled flooring, Heated Towel Rail, Partly-tiled walls, Extractor fan.

Outside space

The property benefits from a fantastic rear garden plot, at the top of the garden accessed off Back Lane there is a substantial enclosed gravelled driveway providing parking for multiple vehicles with a range of shrubs and trees surrounding. This space then leads to the large workshop which is a fantastic space with potential for multiple uses. Within the workshop there is a full length inspection pit, power throughout and work benches. The gardens are then accessed down steps from the driveway which initially take you to a patio area with a pergola and decking providing an area for outdoor seating. There is then the main garden which is fully enclosed by fencing and has further shrubs and trees and a path that runs down to the gravel area up to the house providing access to the garage and store room. There is also the oil tank on a concrete bed with a gate to the pathway to the side of the property.

Garage

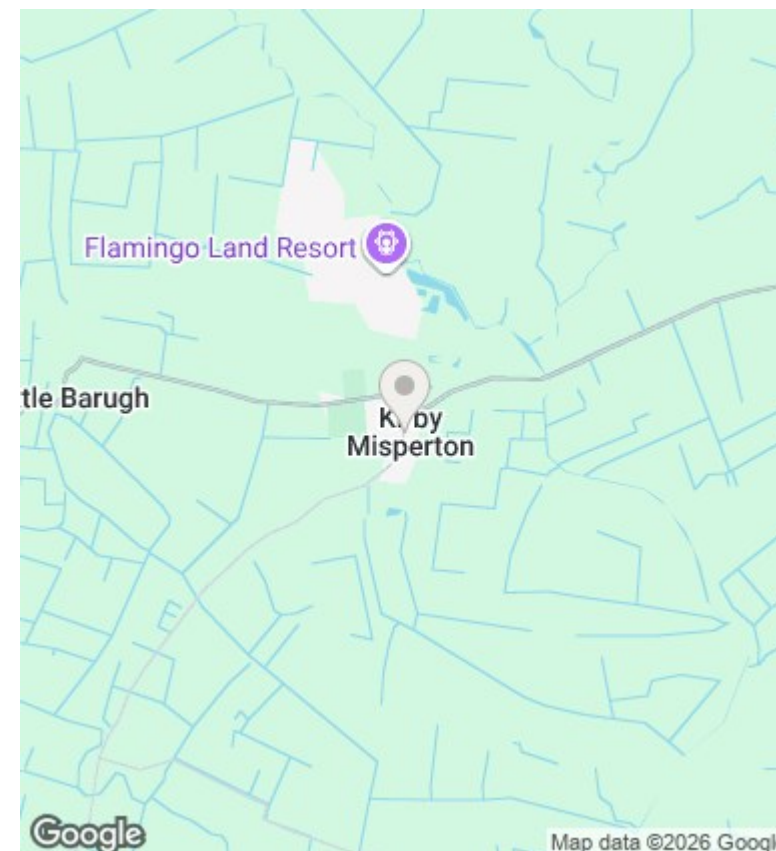
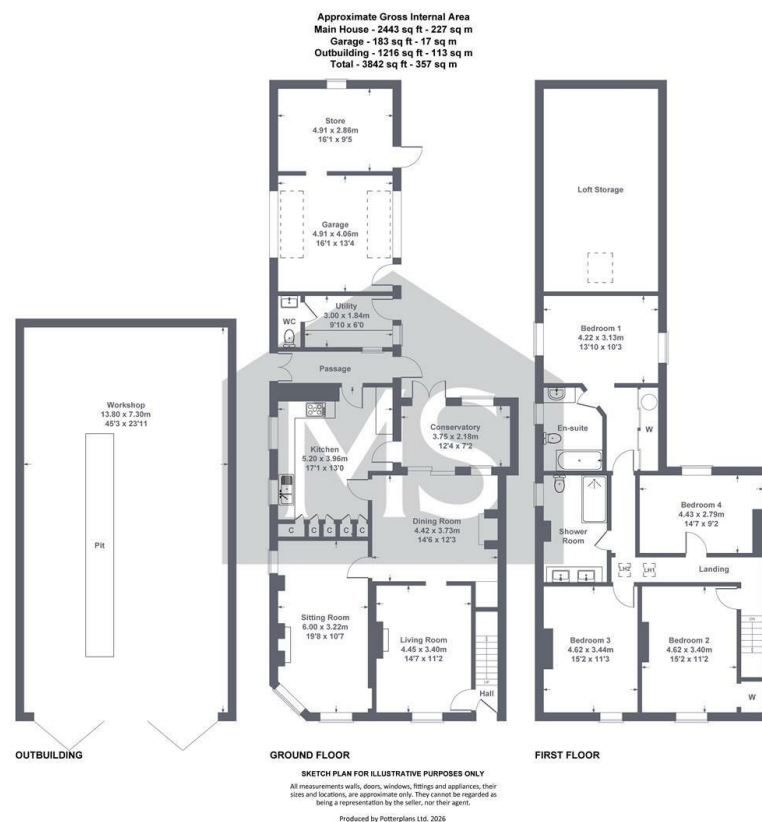
Accessed through a uPVC door there is power and lighting throughout, 2X roller doors to either side allowing access through, Concrete flooring, Opening to the loft space above, Opening through to:

Store Room

Lighting and power, Concrete floor, Window to the rear aspect.







Directions

From Malton, take the B1248 through Norton and past Settrington, continuing through North Grimston, Duggleby and Kirby Grindalythe before entering Weaverthorpe. Continue along Main Street where Peter Liberty House can be found within the village.

Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC