



The Old Manor Leppington Lane Leppington

Malton, YO17 9RL

Asking Price £1,250,000



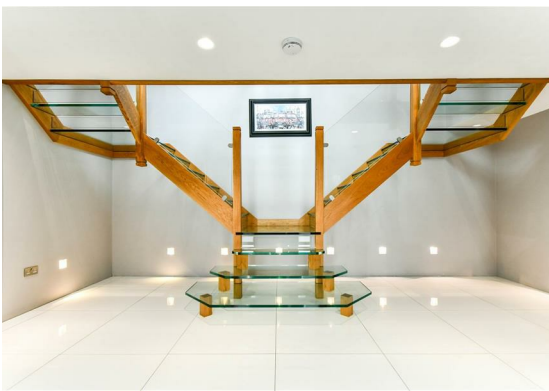
ONE OF THE AREA'S MOST STUNNING LARGE MODERN CONTEMPORARY FAMILY HOMES WITH OVER 6300 SQ FT OF LIVING SPACE SET IN APPROXIMATELY 3 ACRES OF GROUNDS WITH OPEN ASPECTS TOWARDS THE HILLS TO THE REAR. WITH HIGH QUALITY INTERNAL FITTINGS THROUGHOUT THIS ECO-FRIENDLY PROPERTY IS ULTRA ENERGY EFFICIENT INCLUDING 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.

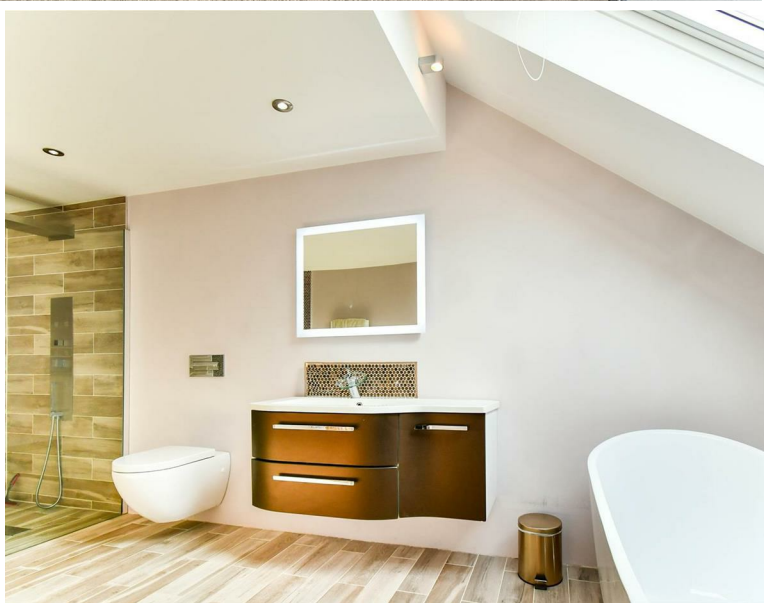
Area

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.

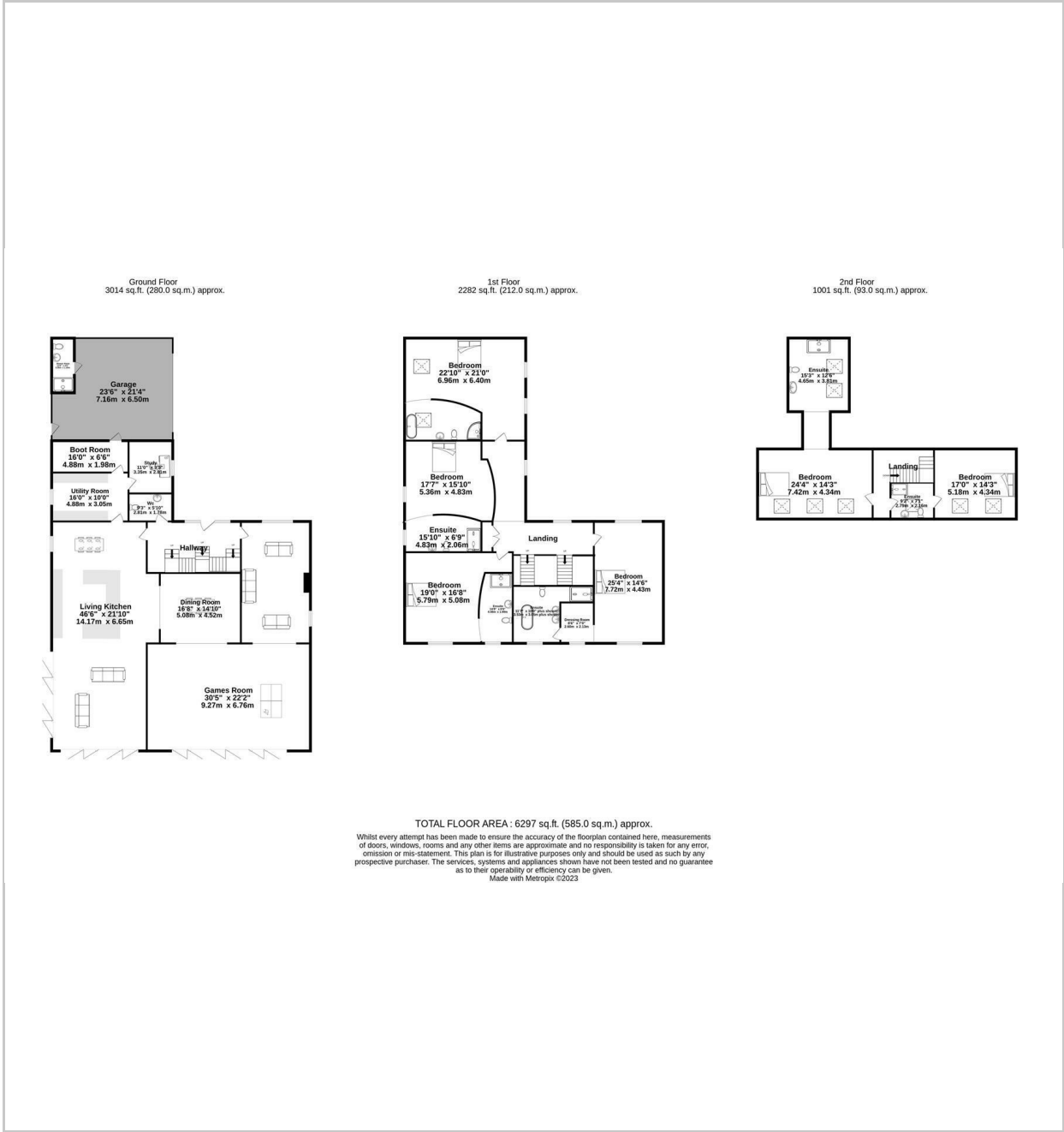
Property

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.

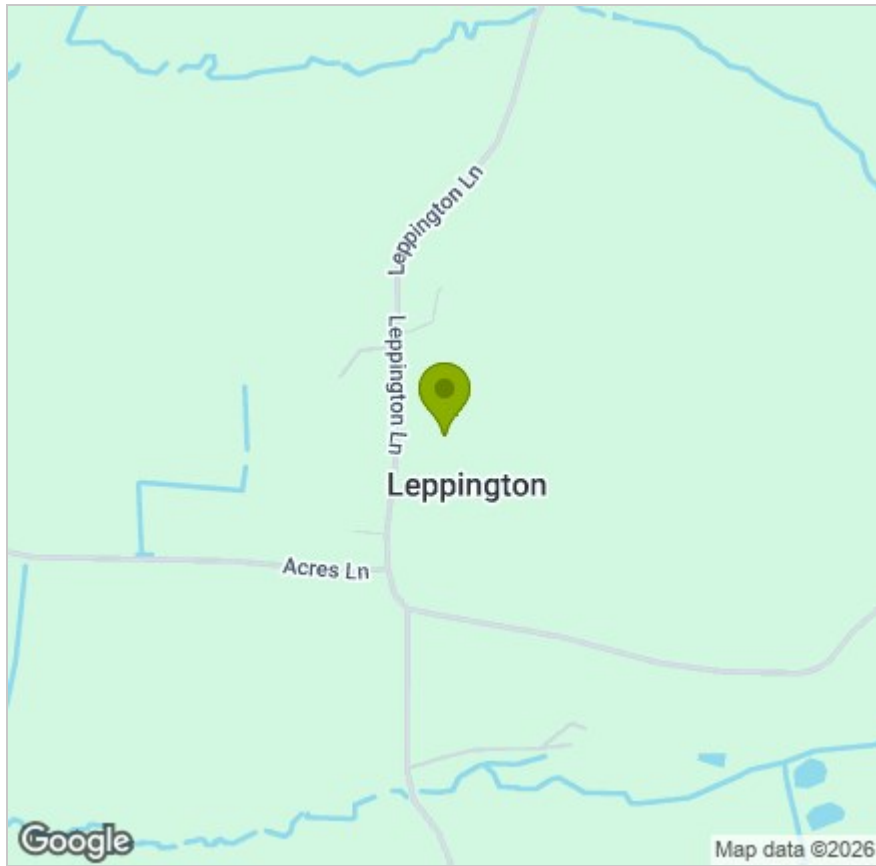




FLOOR PLAN



LOCATION



EPC

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

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