



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

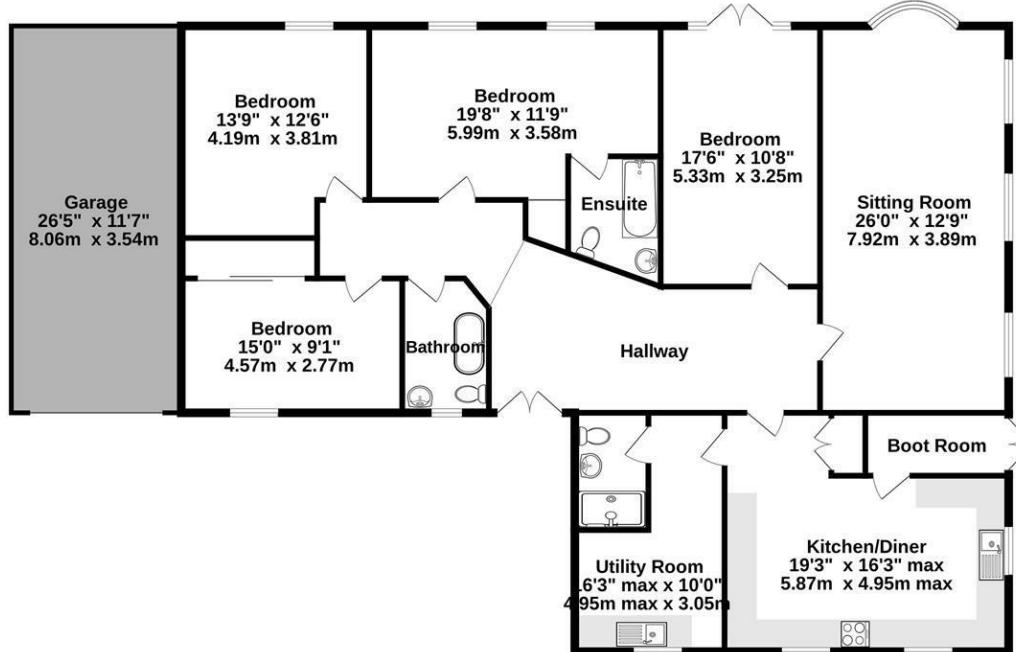
Garage

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



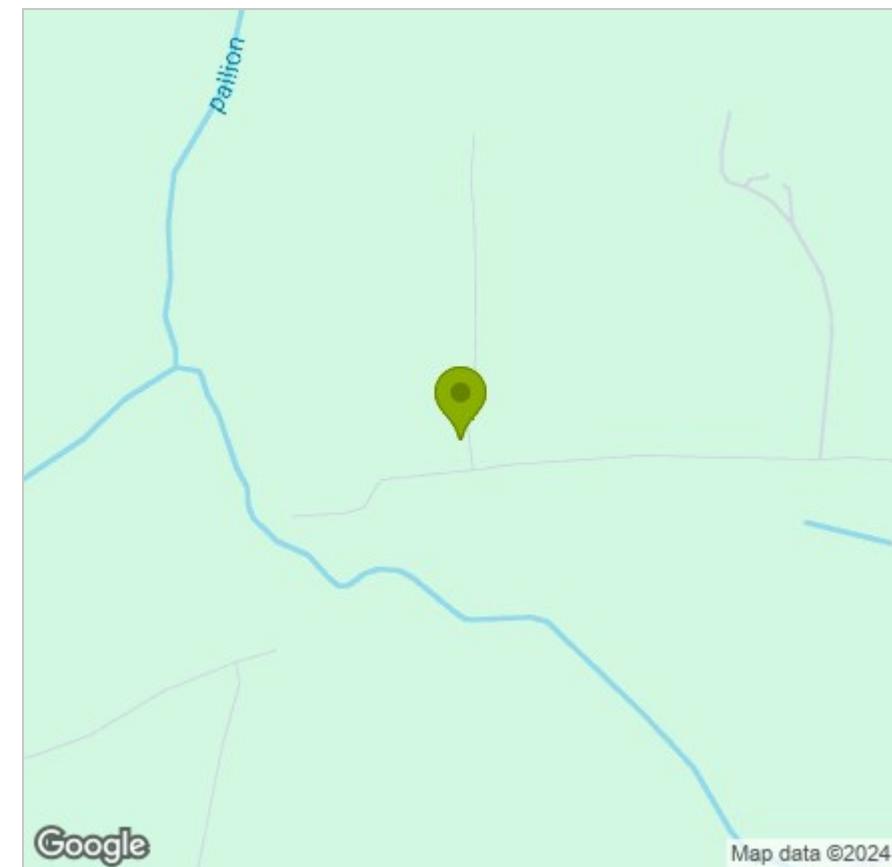
FLOOR PLAN

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) A		90
(81-91) B		
(69-80) C		62
(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	

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.