

Peter Liberty House, Malton, North Yorkshire, YO17 8EY Offers in excess of £395,000

Peter Liberty House is a beautiful village home lovingly updated and extended over the years by the current owner. Located in the well regarded village location of Weaverthorpe, this home offers a rare opportunity to operate a variety of businesses from home with the benefit of a large free standing building to the rear of the property accesses via a side lane. The plot to the rear is approx. 20m x 40m. Wonderful views of the village 12th century church to the rear and The Wolds.



In brief this charming property comprises; living room, dining room, sitting room, kitchen and conservatory. To the first floor landing there is four good sized bedrooms and the house bathroom.

Outside there is a garden to the rear with summer house, patio area with space for hot tub, range of outbuildings a large yard with large workshop.

The property lies on the northern edge of the stunning Yorkshire Wolds. Amenities in the village extend to a village hall, primary school rated 'Good', Post Office, Tea Rooms, shop, two pubs and a Norman church dating from circa 1108-30.

EPC RATING E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916 600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

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ENTRANCE HALL
Tiled floor, stairs to first floor landing.

LIVING ROOM
14'7" x 11'1" (4.45m x 3.40m)
Window to front aspect, tiled flooring, cassette fireplace, TV points, power points and telephone point.

DINING ROOM
12'2" x 14'6" (3.73m x 4.42m)
Window to rear aspect, tiled flooring, fireplace with log burner, power points,

CONSERVATORY
7'1" x 12'4" (2.18m x 3.76m)
Tiled flooring, doors to rear garden.

SITTING ROOM
19'7" x 10'7" (5.99m x 3.23m)
Windows to front and side aspect, open fireplace, feature alcove, power points and TV point.

KITCHEN
17'1" x 12'11" (5.21m x 3.96m)
Window to side aspect, wall and base units with integrated appliances including fridge/freezer, dishwasher, microwave, electric oven and hob, floor lighting, power points, cupboard housing boiler.

FIRST FLOOR LANDING
Loft access and radiator.

BEDROOM ONE
15'2x11'2 (4.62mx3.40m)
Window to front aspect, feature fireplace, power points, TV point and radiator.

BEDROOM TWO
15'2x11'3 (4.62mx3.43m)
Window to front aspect, power points and radiator.

BEDROOM THREE
9'2x14'7 (2.79mx4.45m)
Window to rear aspect, feature fireplace, power points and radiator.

BEDROOM FOUR
12'4x7'7 (3.76mx2.31m)
Window to side aspect, power points and radiator.

BATHROOM
Window to side aspect, tiled flooring, low flush WC, sink, shower and airing cupboard.

UTILITY ROOM
6'0" x 9'10" (1.83m x 3.00m)
Sink, wall and base units, space for washing machine, space for dryer and door to WC.

WC
Sink and WC.

STORE
9'5x16'1 (2.87mx4.90m)

HAYLOFT
10'4x14'9 (3.15mx4.50m)

LOFT STORAGE

WORKSHOP
45'3x23'11 (13.79mx7.29m)

GARAGE
13'3" x 16'0" (4.06m x 4.90m)

GARDEN

PARKING

SERVICES
Oil central heating, mains drains and electric.

ADDITIONAL INFORMATION
New boiler and windows fitted 2 years ago.

TENURE
Freehold

