

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

## Viewing Arrangements

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

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515



## 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



**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**

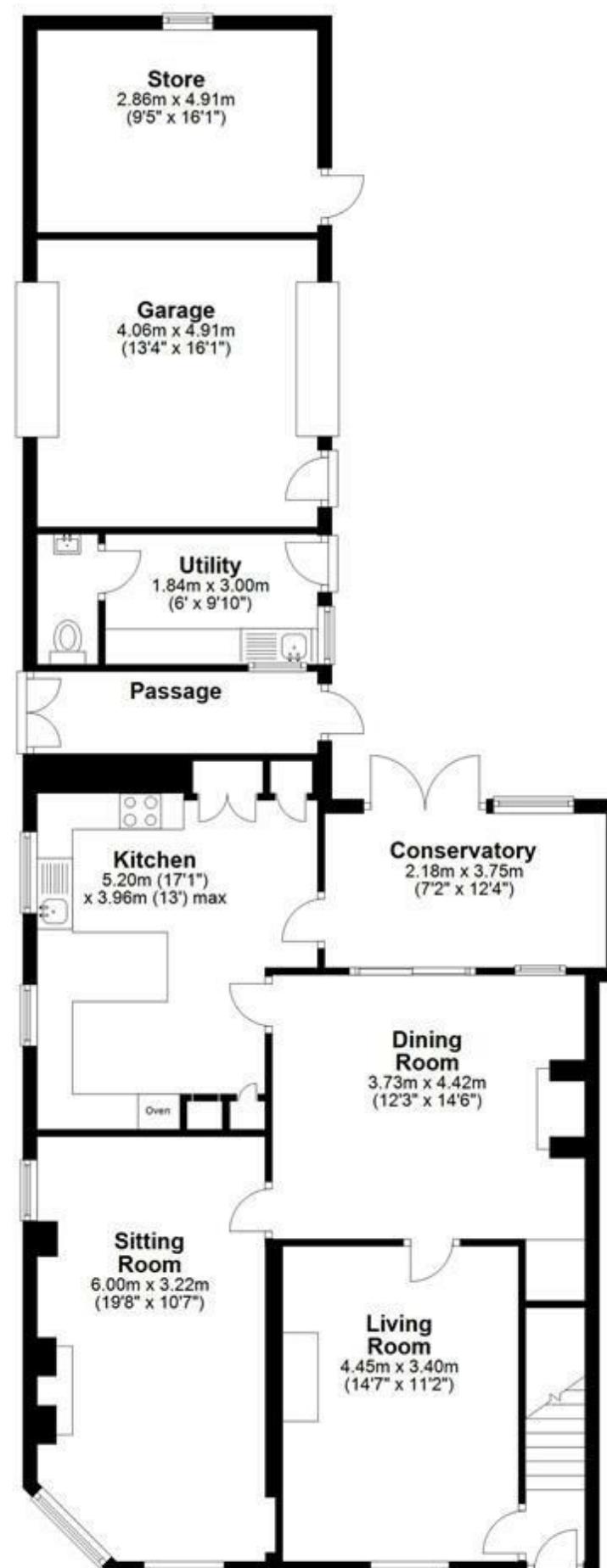
New boiler and windows fitted 2 years ago.

**TENURE**

Freehold

**Ground Floor**

Approx. 125.2 sq. metres (1348.1 sq. feet)

**First Floor**

Approx. 120.2 sq. metres (1293.4 sq. feet)



Total area: approx. 245.4 sq. metres (2641.5 sq. feet)

Peter Liberty House, Weaverthorpe