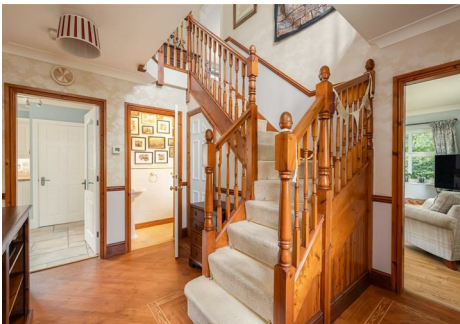


Mark Stephenson's

ESTATE & LETTING AGENTS



Pinfold House, Dam Lane, Leavening, YO17 9SJ

£495,000

- Excellent detached home built circa 2000
- Extends to approx 1690 sqft internally
- Large open plan dining size kitchen
- Ground floor WC and utility room
- Popular & traditional village location
- Traditional and popular village location
- Generous, well appointed living space
- Four bedrooms including en-suite bed 1
- Double size garage, adjoining farmland

Dam Lane, Leavening YO17 9SJ

Pinfold House is a substantial detached family home extending to approximately 1,690 sq ft, occupying a generous south-facing plot within the highly regarded Wolds village of Leavening. Built around 2000, the property offers spacious and well-planned accommodation, including a welcoming reception hall, a generous lounge with a log-burning stove, a conservatory overlooking the garden, and an impressive open-plan dining kitchen with a central island and adjoining utility room. Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite, together with a family bathroom. Externally, the property continues to impress with ample driveway parking, a double garage with electric roller doors, and a beautifully landscaped south-facing rear garden featuring mature planting, several seating areas and a fully powered summer house with a log burner. The home also benefits from an air source heat pump, owned solar panels with battery storage, and the remaining income from the original Feed-in Tariff scheme. Situated in a popular village with a well-regarded primary school, traditional pub and excellent access to Malton, York and the A64, Pinfold House offers an excellent opportunity to acquire a spacious and energy-efficient family home in a sought-after rural setting.



Council Tax Band: E



General information

Leavening is a popular Wolds village with a well regarded primary school, a church and a great traditional village pub, The Jolly Farmers. There is Secondary schooling in Malton where other amenities include a railway station with links to the Intercity service at York and an excellent variety of shops and supermarkets The town has gained regional acclaim for its food festivals and markets. The A64 by passes Malton and Norton providing good road communications East and West linking to the motorway network.

Services

Mains supply of water, electric and drainage.
A 2018 air source heat pump at the rear supplies central heating and hot water.
Solar panels installed to the garage roof in 2010 under a 25 year plan.
Batteries were installed in 2025.
Further details are available post viewings.

Reception hallway

uPVC Entrance door, Radiator, Under stairs cupboard, Thermostat, Stairs to First floor.

Cloakroom

White Two-Piece Suite, Radiator, Tiled walls, Extractor fan.

Lounge

A more than spacious room with Window to the front aspect with radiator beneath, Two further Windows to the side aspect and two further Radiators, Log-Burning stove sat in brick surround, Wooden tiled flooring, French doors to

Conservatory

With power and lighting, Radiator, Tiled flooring, French doors leading to the Rear garden.

Dining kitchen

A fantastic space with extensive wall and base units with Kitchen Island, Electric Ovens/Hob/Extractor above, Integrated

Dishwasher, Belfast sink, Wine cooler, Windows to the Front, Rear & Side aspect, Radiator, Pantry cupboard, Door to;

Utility room

Further wall & base units, Belfast sink, Plumbing for White Goods, Tiled flooring, Radiator, Extractor fan, Door to rear garden.

Landing

Galleried landing with Window to the front aspect with Radiator beneath, Loft hatch with drop-down ladder (loft partially boarded out and lighting), Airing cupboard with shelving.

Master Bedroom

Window to the Rear aspect with Radiator beneath, Exposed floorboards, Window to the side aspect, TV point.

En-suite

White Two-Piece suite with sink in vanity unit, Shower cubicle, Tiled walls & flooring, Velux window to the rear aspect, Extractor fan.

Bedroom 2

Window to the front aspect with Radiator beneath, Built-in wardrobes.

Bedroom 3

Window to the rear aspect with Radiator beneath, Built-in wardrobes.

Bedroom 4/Study

Window to the front aspect with Radiator beneath, 2X Built-in Wardrobes, Further built-in cupboard, Bespoke desk/shelving/storage perfect for a home office, Exposed floorboards.

Family Bathroom

White Three-piece suite with shower over bath, Glazed window to the rear aspect, Radiator, Exposed floorboards, Tiled walls, Extractor fan.

Outside space/gardens

To the front, there is a stepped pathway that leads

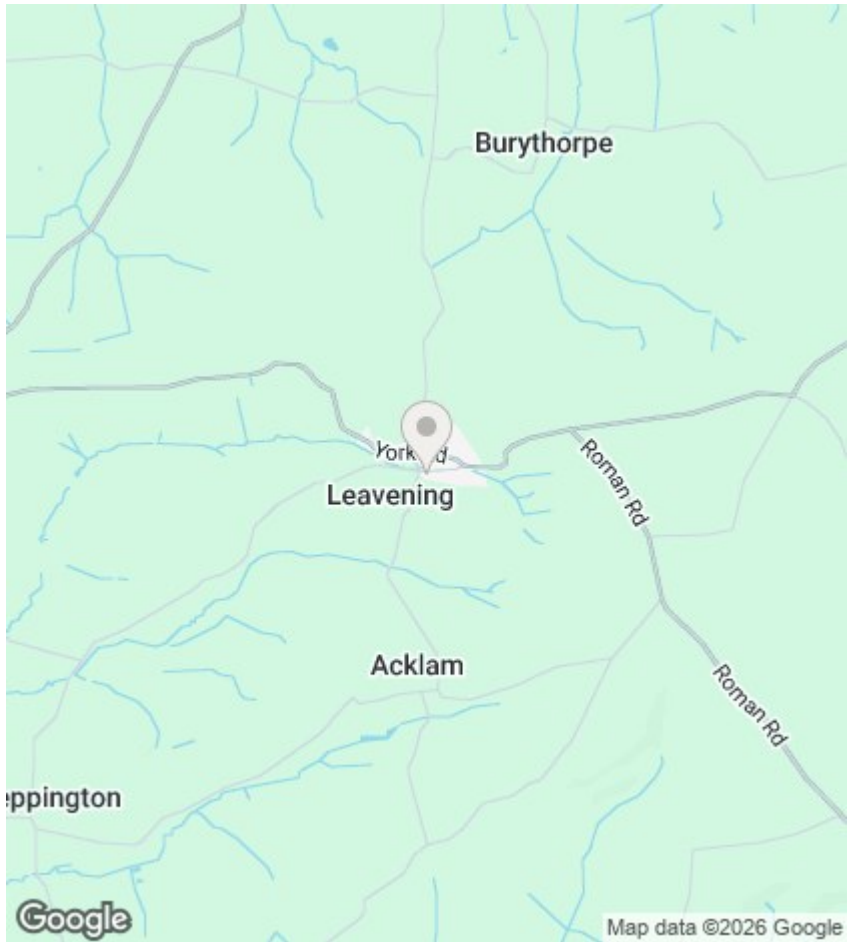
to the front door with mature shrubs and trees surrounding, there is also access to the shared private driveway from the street. To the rear there is gated access to the driveway which offers parking for multiple vehicles, in this space there is an outdoor tap, log store, and air source heat pump. and provides access to the double garage. Facing a Southerly direction, the rear garden has been thoughtfully landscaped with a variety of mature shrubs and trees with laid patio areas perfect for outdoor seating over multiple levels. At the top of the garden there is a summer house which is fully powered with a small log burner and tiled flooring.

Double size Garage

A fantastic space for storage but also of an ample size for two cars with two electric roller doors and is fully powered with lighting and a laid concrete floor. On the south-facing aspect of the roof there are solar panels which are fully owned by the property and benefit from battery storage which was installed last year. The system is currently still on the original level of subsidy from when they were installed in 2010 which will continue to 2035 and will benefit any future owner of the property.







Directions

Head into the village from Malton, at the crossroads proceed straight over as the road falls away past the Jolly Farmers pub on your left-hand side, Dam Lane is the left turn, Pinfold House is the first house on the right.

Viewings

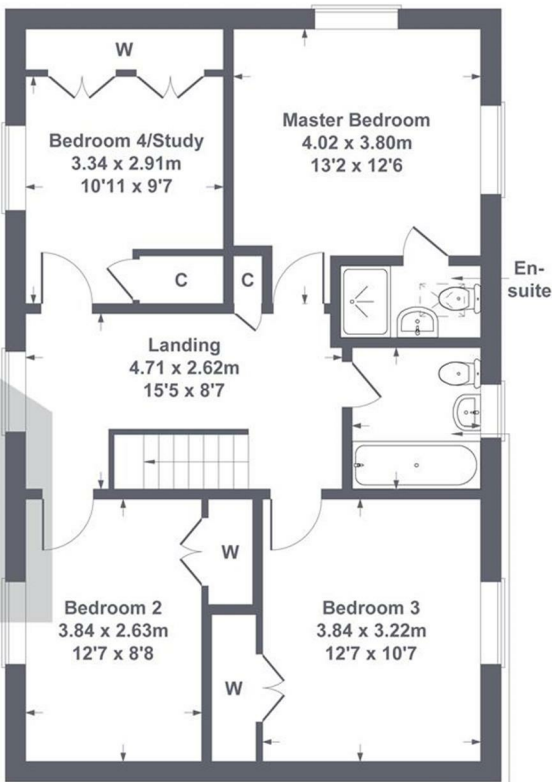
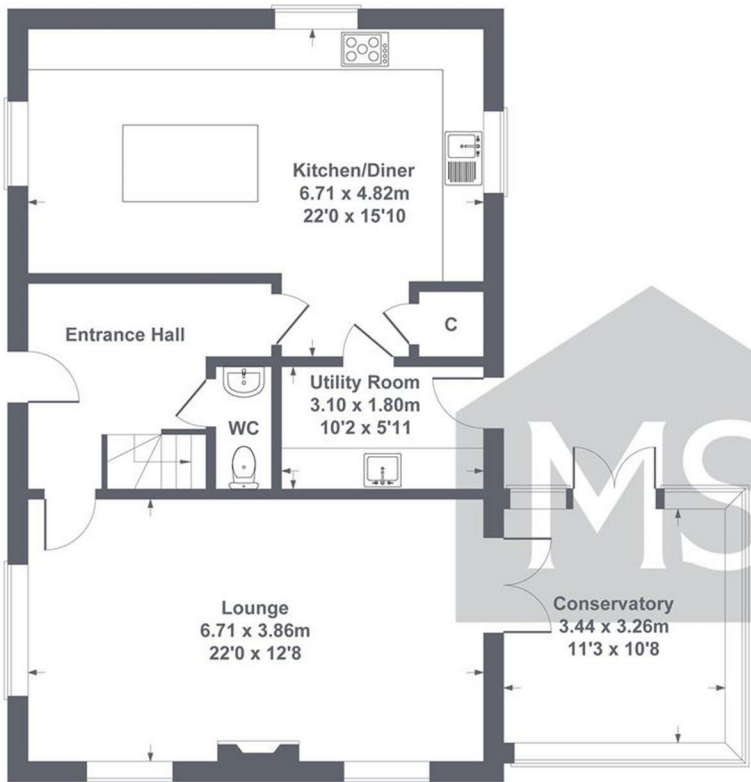
Viewings by arrangement only. Call 01653 692500 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C	79	
(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

1090 sq ft - 107 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.