



**LECKBY BARN, FLAXTON, YORK**  
£1,875,000

**Carter Jonas**

# LECKBY BARN, FLAXTON, YO60 7QZ

This stunning new build country property; Leckby Barn, has recently been completed and offers a luxurious and unique opportunity close to York. Situated in a picturesque setting surrounded by open countryside, the property boasts landscaped gardens and paddocks, providing a luxurious but rural feel.

The interior of the house has been finished to the highest standard, with features such as solid oak doors, underfloor heating, and high-specification kitchen and bathrooms. The spacious layout includes a grand entrance hall, multiple reception rooms, a kitchen/dining/living room, utility room, and cloakroom wc. The principal bedroom suite is a particular highlight, with two dressing rooms and a luxurious bathroom, along with four additional bedroom suites.

Outside, a tree-lined driveway leads to Leckby Barn, where a gravel drive provides ample parking space and leads to a double carport. The landscaped gardens and terraced patio area offer stunning views to the south and west, perfect for outdoor entertaining. Paddocks to the front and rear of the property are enclosed by post and rail fencing, providing additional space for outdoor activities.

Green technology, including a ground source heating system, ensures that Leckby Barn is sustainable and energy-efficient. With a ten-year building warranty in place, this contemporary country house offers a perfect blend of modern luxury and rural charm.

The village of Flaxton lies just to the north of York, almost at the foot of the Howardian Hills which rise away from the Vale of York, providing a very scenic backdrop. The village itself retains a remarkably rural feel with its wide grass verges and picturesque setting. It is within easy commuting distance of both York and Leeds via the nearby A64 with trains to London in under 2 hours. Popular with families, the village is well placed for access to excellent schools including Bootham, St Peter's and The Mount, and is within the catchment area of Sand Hutton primary and the well regarded Huntington School for which there is a school bus service.

**TENURE** Freehold

**EPC BAND** To be confirmed

## ONE OF THE FINEST PROPERTIES IN THE AREA OFFERING SPACE, PRIVACY AND LUXURY.







**Leckby Barn**  
Approximate Gross Internal Area = 507.9 sq m / 5466 sq ft

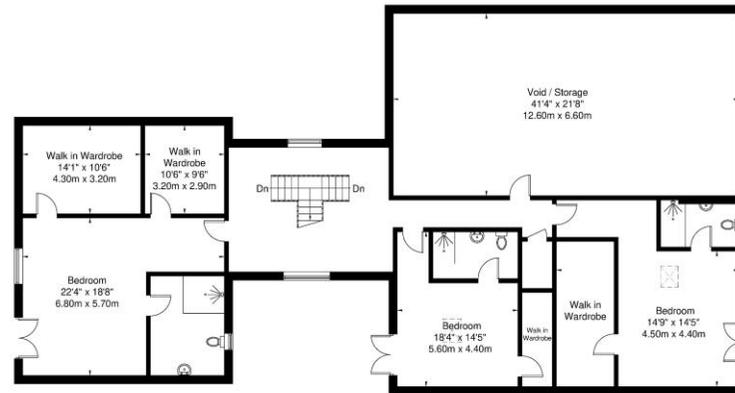


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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