



**KIRKBECK HOUSE, LANGTON**  
GUIDE PRICE £750,000

**Carter Jonas**



# LANGTON, MALTON, YO17 9QP

A substantial village house with exceptional open countryside views, set within a beautifully sloping garden in Langton, south of Malton.

This attractive period home extends to just under 2,000 sq ft and is understood to have been formed from former cottages, now offering flexible and well-balanced accommodation in an idyllic village setting.

The house is approached via a gravel driveway with parking and a number of useful outbuildings. Internally, the ground floor provides three reception rooms, a kitchen with adjoining utility, and a ground floor shower room. To the first floor are five bedrooms, including an en-suite toilet to the principal bedroom, together with a family bathroom.

The garden is the standout feature, sloping gently away from the house and opening up to far-reaching, uninterrupted views across open countryside. The outlook is both elevated and expansive, creating a rare sense of space and tranquillity that defines the property.

Langton is a highly regarded village located approximately 3.5 miles south of Malton, well placed for access to local amenities, schooling and rail connections, and surrounded by some of North Yorkshire's most attractive countryside.

**A SUBSTANTIAL VILLAGE HOUSE WITH EXCEPTIONAL OPEN COUNTRYSIDE VIEWS,  
SET WITHIN A BEAUTIFULLY SLOPING GARDEN IN LANGTON, SOUTH OF MALTON.**



**TENURE** Freehold

**LOCAL AUTHORITY** Ryedale

**EPC BAND** E



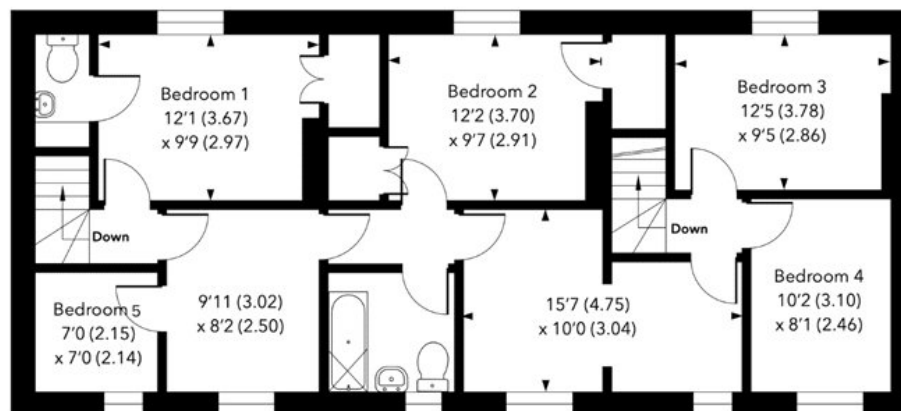




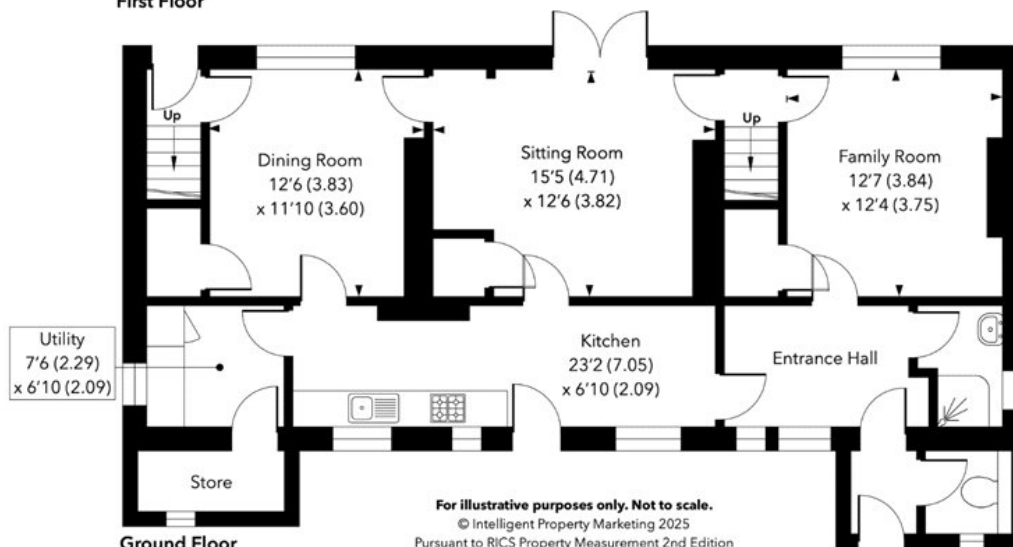




**Kirkbeck House, Langton, YO17 9QP**  
**Approximate Gross Internal Area**  
**1,945 sq ft / 180.7 sq m**



**First Floor**



**Ground Floor**

**For illustrative purposes only. Not to scale.**  
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 Pursuant to RICS Property Measurement 2nd Edition  
 Produced for Carter Jonas

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		89 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

**York 01904 558200**

york@carterjonas.co.uk  
 82 Micklegate, York, YO1 6LF

**carterjonas.co.uk**  
 Offices throughout the UK

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