

ROUNTHWAITE & WOODHEAD

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7lx Tel: (01653) 600747 Fax: 08718 130592



BLACKSMITHS COTTAGE (LOC) SWINTON GRANGE, MALTON, YO17 6QT

**A Beautifully Converted Barn in a Stunning Location.
Subject to Local Occupancy Clause.**

Entrance Hall

Utility Room

Walled Courtyard Garden

Living Room

W/C

Parking Barn

West Facing Kitchen

2 Bedrooms with en-suites

**High Quality Fixtures and
Fittings**

PRICE GUIDE £550,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering, Tel: (01751) 472800
Email: rounthwaite-woodhead.co.uk

www.rounthwaite-woodhead.co.uk

Description

Blacksmiths Cottage is a beautifully presented two-bedroom barn conversion, providing a traditional style property with timeless interior elegance throughout. Forming part of the recently renovated 50-acre Swinton Grange Estate, the hamlet of 8 period properties lies within the Howardian Hills, one of England's most cherished Areas of Outstanding Natural Beauty. The property briefly comprises; entrance hall with handmade wooden staircase and carpeted treads; living room with French windows leading to both gardens; bespoke kitchen with handmade units, Carrera marble worktops, centre island, farmhouse double sink and integrated bosch fridge freezer; utility room with mezzanine for extra storage and w/c; 2 en-suite bedrooms with Villeroy & Boch sanitaryware; courtyard garden landscaped in an English cottage theme and enclosed parking barn with electric charging and turntable for easy car parking.

Blacksmiths Cottage is reached via a long, shared drive, flagged with parkland railings and grass paddocks for surroundings - just off the Malton to Castle Howard Road. The property has a private gated entrance which is made up of a cobble edged gravel parking area and deep flower beds. This leads onto a curved lawn with further planted flower beds and views over open grassland to the West. The courtyard garden with access via glazed doors is a special feature.

Swinton Grange is in an ideal location only five minutes from Castle Howard and a mile or so from Malton, which hosts a range of amenities including eateries, independent retailers, sporting facilities, excellent schools and a railway station with railway links to the intercity service at York. Malton is well positioned for access to York (20 miles) and Leeds (45 miles) and the motorway network.

General Information

Services: Private supply off mains water, electricity. Private drainage (Klargester bio sewerage treatment plant). Stiebel Eltron ground source heat pump system providing thermostatically controlled heating & hot water.

Tenure: Freehold

Local Occupancy Clause (LOC): The property will be sold subject to the LOC (details of the Planning Consent online SEE CONDITION 23) . Interested parties should make their own enquiries to ensure compliance.

Local authority: Ryedale District Council 01653 600666, www.ryedale.gov.uk

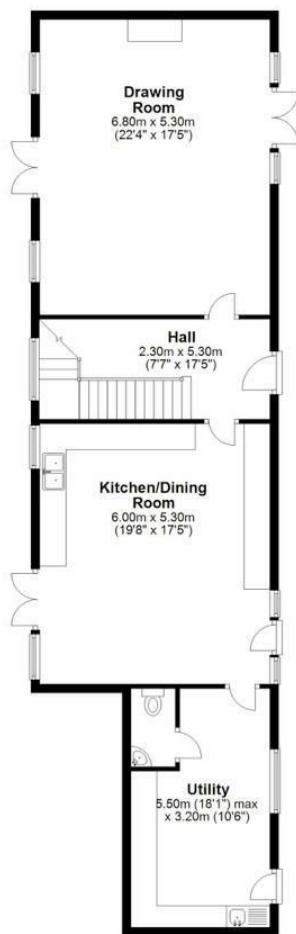
VIEWING STRICTLY BY APPOINTMENT.

Directions: From Malton take the Castle Howard Road and after some two miles, just beyond Swinton Lane, use the second of the two drives into the Hamlet (to the right) which take you to Blacksmith Cottage - as denoted by the R&W For Sale board.

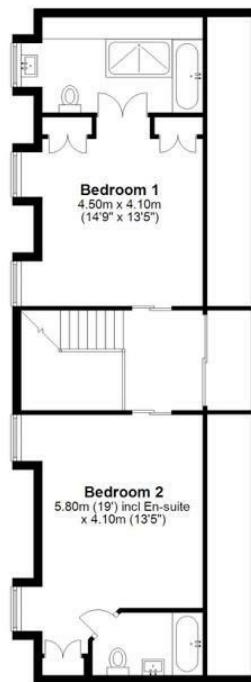


Accommodation

Ground Floor



First Floor



Total area: approx. 1962.0 sq. feet (182.27 sq. metres)

Blacksmiths Cottage

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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