

BLACKSMITH'S COTTAGE

Swinton Grange, Malton YO17 6QT



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Beautifully appointed barn conversion with style, space and countryside views

*Malton 2 miles • Castle Howard 5 miles • York 20 miles
Coast 25 miles • Leeds 45 miles*

Staircase hall • kitchen/dining room • utility/boot room • sitting room

2 bedrooms • 2 en suite bathrooms

Gardens to front and back

Secure parking

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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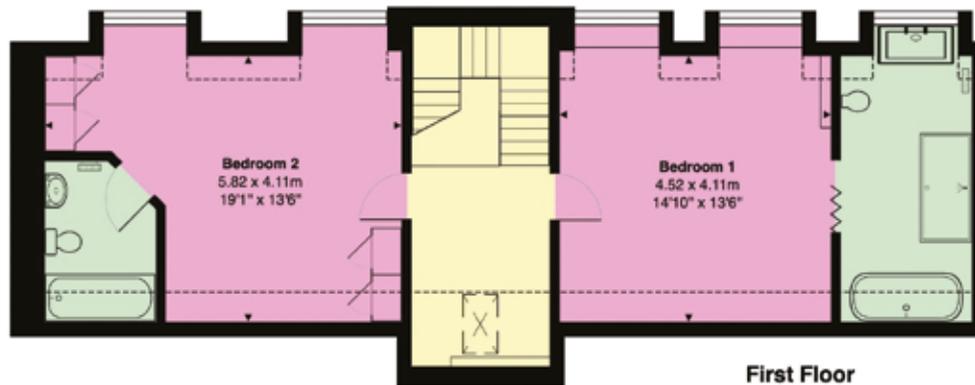
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Approximate Gross Internal Floor Area

Cottage - 170.1 SQ M / 1831 SQ FT

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



First Floor
Gross Internal Area: 71.5 m² ... 770 ft²



Ground Floor
Gross Internal Area: 98.6 m² ... 1061 ft²

Energy Efficiency Rating	
Current	Potential
83	90

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

City

Country

Coast



Blacksmith's Cottage is a beautifully presented two-bedroom barn conversion, combining contemporary elegance with classic period character. Set within the recently restored 50-acre Swinton Grange Estate, this picturesque rural hamlet comprises eight historic properties nestled in the Howardian Hills, just outside the market town of Malton. The property benefits from beautiful, landscaped gardens to both the front and rear, gated driveway parking, and an additional parking space within the barn-style garaging.

- Stunning period cottage with gardens and views
- Immaculately updated and beautifully appointed
- Nearly 2000 sq ft – spacious rooms
- Energy efficient – EPC rating B
- Delightful, landscaped gardens to front and rear
- Secure parking for up to 4 cars and an EV charger
- Ideal lock up & leave property
- Idyllic rural setting just outside Malton
- Howardian Hills AONB



Tenure: Freehold

EPC Rating: B

Council Tax Band:

Services & Systems: Mains electricity, Stiebel Eltron ground source heat pump system and boiler providing thermostatically controlled heating & hot water. Private water supply sourced via a mains connection. Private drainage (shared Klargester bio sewerage treatment plant).

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion

in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Local Authority: North Yorkshire Council www.northyorks.gov.uk

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





Blacksmith's Cottage is discreetly attached yet fully soundproofed from neighbouring properties; on the eastern side, its utility room adjoins the neighbouring utility. The property offers elegant room proportions and thoughtfully designed, highly functional accommodation. Underfloor heating runs throughout, and bespoke wardrobes, cupboards and shelving by RM Interiors feature in many rooms. Bathrooms are fitted with Villeroy & Boch sanitaryware.

The kitchen/dining room forms the heart of the home, with generous proportions allowing ample space for a family-sized dining table. An engineered oak floor is complemented by handmade cabinetry, integrated appliances, Carrara marble worktops, a double Butler sink and a central island with breakfast bar. Double doors open directly onto the courtyard garden.

Adjoining is a multi-functional utility/laundry/boot room with a Butler sink, double-height ceiling and mezzanine storage, together with a separate cloakroom/wc.

The beautifully proportioned east-west facing sitting room features French doors to both sides, opening onto gardens that capture sunlight at different times of day. An electric stove provides an attractive focal point, flanked by fitted cupboards and shelving.

A formal entrance opens into a central hall where there is a turning staircase with understairs storage. The handmade staircase features a polished oak handrail and shallow carpeted treads, rising to a generous first-floor landing illuminated by a skylight. Generous bedroom suites lie at either side. The principal bedroom suite includes built-in wardrobes and two windows overlooking the garden towards



the Wolds. Its stylish en suite bathroom includes a freestanding bath, vanity unit with basin, heated towel rail and walk-in shower. Bedroom two is also east-facing and features fitted wardrobes, two windows and an en suite bathroom.

Outside

Blacksmith's Cottage is approached via a long, shared drive bordered by clipped hedges, parkland railings and grass paddocks. A private gated entrance opens to a cobble-edged gravel parking area complemented by colourful beds.

Sliding electric gates lead to a driveway providing parking for up to three cars. The front garden is wonderfully private, west-facing and enjoys far-reaching views across paddocks to the rolling AONB countryside beyond. Enclosed and sheltered – and with an outside tap - it has been skilfully landscaped with a curved lawn, perennial borders and topiarised shrubs that give form and structure all year round. Behind a retaining wall, a raised border planted with lavender spans the rear boundary.

To the rear of the cottage, the walled courtyard garden is laid to lawn with perimeter borders and a paved terrace beneath a timber pergola enjoying a south-facing aspect. The courtyard has an outside socket and tap. Wide double timber gates open to a parking barn with an allocated space for Blacksmiths Cottage alongside an electric vehicle charging point. A turntable allows easy manoeuvring and parking.



Environs

Swinton Grange lies just outside Malton within the glorious Howardian Hills countryside, between the Vale of York, the Yorkshire Wolds and the North York Moors. The setting is overwhelmingly rural, with public footpaths on the doorstep offering superb walks through rolling AONB landscape.

The nearby market town of Malton provides a wide range of amenities including renowned eateries, independent shops, sporting facilities, a cottage hospital, cinema and a railway station offering direct services to London King's Cross and Manchester Airport, with connections to the mainline at York. Swinton Grange is also well placed for convenient road access to York, Leeds and the wider motorway network.

Directions

From Malton take the Castle Howard Road and, after some two miles, just beyond Swinton Lane, take the second of the two drives into the hamlet and follow the drive to the far end where the gates of Blacksmith's Cottage can be seen on the right hand side.

What3words: ///lookout.sung.munch

Viewing

Strictly by appointment.



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