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Low Farm East Street

Swinton, YO17 6SH

Offers Over £430,000

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A beautifully presented and charming stone built cottage, retaining a wealth of charm and character with a modern twist. This stunning property offers some lovely design features such as vaulted ceilings with feature beams, latch style doors, traditional cast iron radiators and solid oak flooring to most of the rooms. There is a bespoke kitchen with granite tops and useful central island unit which creates the perfect social space. With French doors leading out to the well established and beautifully maintained gardens, an ideal space is created for dining al fresco. There is a lovely ground floor bedroom which presetnts itself as a perfect guest suite with shower room. A further two double bedrooms with en-suite and walk in wardrobe with the house bathroom are presetned to the first floor. A truly stunning home in a fantastic village setting which has been designed and presented to the highest of standards.

- Bespoke three double bedroom cottage in a lovely village location
- Stunning vaulted and beamed ceilings to sitting and dining areas
- Driveway parking for three cars
- Two double bedrooms with house bathroom to the first floor
- Dining room open plan living
- Well presented landscaped gardens with sun terrace and split level garden
- Ground floor guest suite/ Third bedroom
- Beautifully appointed breakfast kitchen with granite island
- NO ONWARD CHAIN

Breakfast Kitchen
17'6" x 14'4" (5.34 x 4.39)

Beautifully presented bespoke style kitchen with range of wall and base units with central island unit and granite tops. Integrated sink unit, electric oven and hob, Aga, plumbing for dishwasher, traditional style radiator and glazed wndows and door to the side aspect. Part panelled walls and painted white beamed ceiling. Walk in storage cupboard.

Inner Hall/ Laundry Cupboard
6'0" x 5'2" (1.84 x 1.6)

With laundry cupboard plumbed for washing machine and space for tumble dryer, sink unit and part tiled.

Open Plan Sitting Room/Dining Room
27'0" x 14'4" (8.24 x 4.39)

Stunning open plan living with solid oak flooring, feature beams, vaulted ceilings with skylight roof windows and windows overlooking the garden. TV point, French doors opening out onto the garden and exposed stonework as a feature wall. Aga multi fuel log burner set in a stone hearth.

Ground floor Guest Suite/ Bedroom Three
13'8" x 11'4" (4.18 x 3.46)

With solid oak flooring, traditional style radiator and window to the front aspect.

En-suite
6'0" x 5'2" (1.84 x 1.6)

With walk in shower, decorative tiled flooring, part tiled walls, low level WC, vanity wash basin, extractor fan and oil fired boiler.

First Floor Landing

Latch style doors leading to two bedrooms and house bathroom over a split level landing.

Master Bedroom
15'2" x 9'7" (4.63 x 2.94)

A lovely room with window to the side aspect, TV point, window seat and traditional style radiator.

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Walk in Wardrobe
5'10" x 4'0" (1.78 x 1.23)
With lighting and sliding door.

En-suite
8'11" x 3'7" (2.72 x 1.1)
With large walk in shower with rainfall head and separate attachement, heated chrome towel rail, low level WC, wash basin, extractor fan and solid oak flooring.

Bedroom Two
14'9" x 10'0" (4.51 x 3.07)
Another lovely double room with exposed beamed sloping ceilings, TV point, traditional style radiator and Velux window.

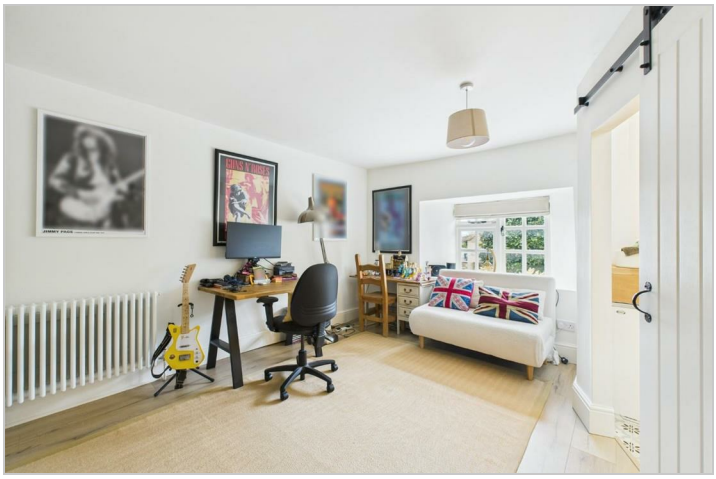
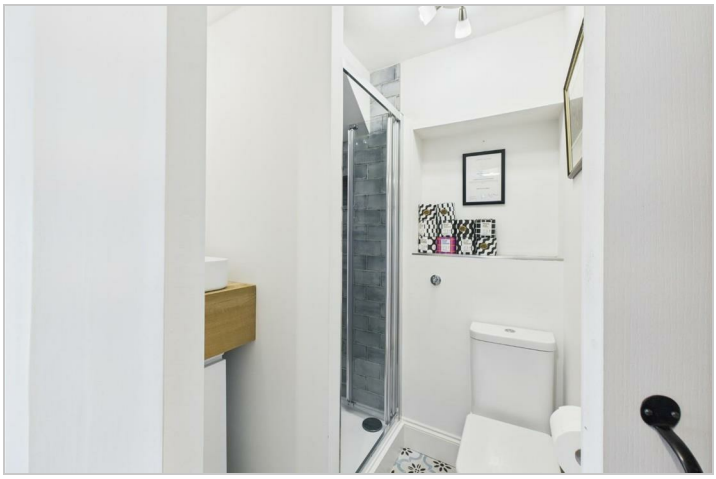
House Bathroom
9'6" x 7'4" (2.9 x 2.25)
With free standing bath, low level WC, vanity wash basin set in solid wood unit, feature beam and skylight window.

Exterior
The property benefits from a gravelled drive providing off-street parking for up to three cars. The rear of the property offers a lovely space to sit out and entertain with split level garden with sun terrace, seating areas, walled and enclosed with garden shed for storage.

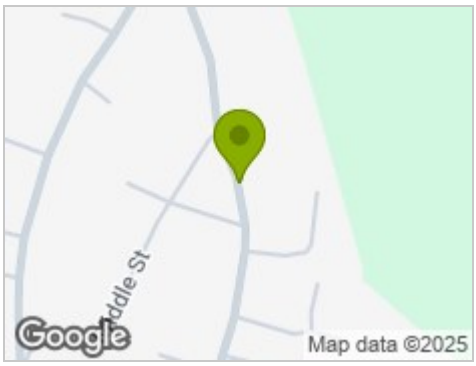
Services
Mains connected to water, drainage and electric. Oil fired central heating and Aga.

Location
Swinton is a lovely, sought after village, just outside of Malton. There is a popular local public house and regular bus routes into Malton and surrounding areas. The well known Castle Howard Estate is also not too far away.

Council Tax Band D

Road Map



Hybrid Map

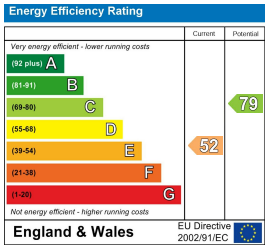
Terrain Map

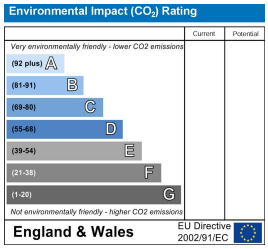
Floor Plan

Viewing

Please contact our Boutique Property Shop Office on 07515763622 / 01653 524224 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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