



## 15 Pearsons Yard

Swinton, YO17 6TF

£1,800 Per Calendar Month



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Nestled in the picturesque village of Swinton, Malton, this impressive five-bedroom stone-built family home offers a perfect blend of charm and modern living. The property boasts a spacious reception room, ideal for family gatherings or entertaining guests. With five well-appointed bedrooms, including two en-suite bedrooms and a dressing room, this home provides ample space for a growing family or those who enjoy hosting visitors. The bathrooms are thoughtfully designed, ensuring comfort and convenience for all residents. The property also features parking for two vehicles and a double garage, making it practical for families with multiple cars. One of the standout features of this home is the seamless connection to the stunning gardens, with doors that open directly to the outdoor space. This allows for a delightful flow between indoor and outdoor living, perfect for enjoying the beautiful surroundings. Available immediately, this property presents a wonderful opportunity for those seeking a family home in a tranquil setting. With its elegant design and desirable location, this house is sure to impress. Don't miss the chance to make this charming residence your new home.

- A stunning and spacious stone built residence with double garage
- Tucked away in an enviable position in a popular village
- Five bedrooms, two with en-suites and a dressing room
- Just ten minutes from Malton
- Impressive garden with doors opening into the garden
- Available immediately

## Ground Floor

A welcoming entrance hall with guest cloakroom, stunning sitting room with wood burner, spacious kitchen diner with multiple sets of doors opening up to the garden.

## First Floor

Galleried landing, principal bedroom with en-suite, dressing room and shower room, two further bedrooms and house bathroom.

## Second Floor

Landing, bedroom with en-suite bathroom (including separate shower), and an additional bedroom.

## Double Garage

Double garage with up and over doors, light and power and rear access door.

## Services

Mains connected to water, drainage, electric and oil central heating. The property benefits from underfloor heating.

## Swinton

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.



## Road Map



## Hybrid Map



## Terrain Map



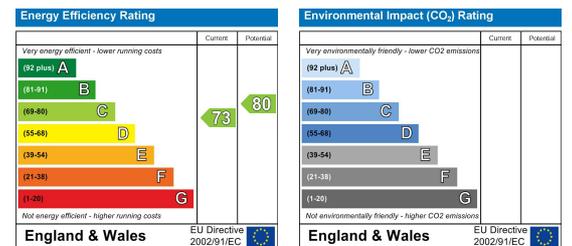
## Floor Plan



## 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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