



Low Farm, East Street, Swinton,
North Yorkshire, YO17 6SH
Guide price £300,000

Low Farm is a beautiful cottage offering versatile accommodation arranged over two floors in the village of Swinton just outside Malton. The cottage was extended in recent years to add a double height reception room with exposed roof trusses and a wood burning stove. To the ground floor there is a further reception room/ snug/home office/third bedroom, country kitchen with AGA and utility room/cloakroom. To the first floor are two light and airy double bedrooms and house bathroom.

To the outside of the property is a gravelled driveway with space to park several vehicles and to the rear is a low maintenance walled garden with lawn and gravelled seating areas.

Swinton is popular village located on the B1257, only 2 miles west of Malton; Low Farm is quietly located approximately halfway along East Street and identified by our 'For Sale' board. The village benefits from a pub and sports hall with primary schooling available in the neighbouring village of Amotherby (1 mile). Malton is a first-rate market town with the reputation as the 'Food capital of Yorkshire' and offers a full range of amenities including secondary schooling, a wide array of shops, restaurants and a railway station with regular services to York and the East Coast.

EPC RATING C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	60
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916 600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



KITCHEN
17'8" x 14'5" (5.40 x 4.40)
Windows to front aspect, tiled flooring, stainless steel sink, granite tops and splash back, space for fridge/ freezer, AGA, space for oven, space for dishwasher, pantry storage, power points and beamed ceiling.
AGA last serviced May 2020

UTILITY/CLOAKROOM
9'2" x 5'2" (2.80 x 1.60)
Boiler last serviced April 2020, tiled floor, space for washing machine, sink and drainer unit, tiled splash back, storage cupboards.
W/C off utility

STUDY
13'9" x 11'1" (4.20 x 3.40)
Windows to the side aspect, power points and radiator.

LIVING ROOM
16'0" x 14'9" (4.90 x 4.50)
French doors to rear aspect, velux windows to front aspect, exposed brick wall with feature fireplace with log burner, beamed ceiling, TV point and radiators.

DINING AREA
16'0" x 11'1" (4.90 x 3.40)
Wooden flooring, power points, TV point and telephone point.

FIRST FLOOR LANDING
Velux window.

BEDROOM ONE
15'1" x 14'1" (4.60 x 4.30)
Windows to the side aspect with window seat, power points, radiator, loft access and TV point.

BEDROOM TWO
14'9" x 10'2" (4.50 x 3.10)
Window to side aspect, radiator and exposed beams.

BATHROOM
9'6" x 7'6" (2.90 x 2.30)
Tiled flooring, exposed beams, free standing bath, corner shower cubicle with power shower, low flush WC, wash basin with pedestal.

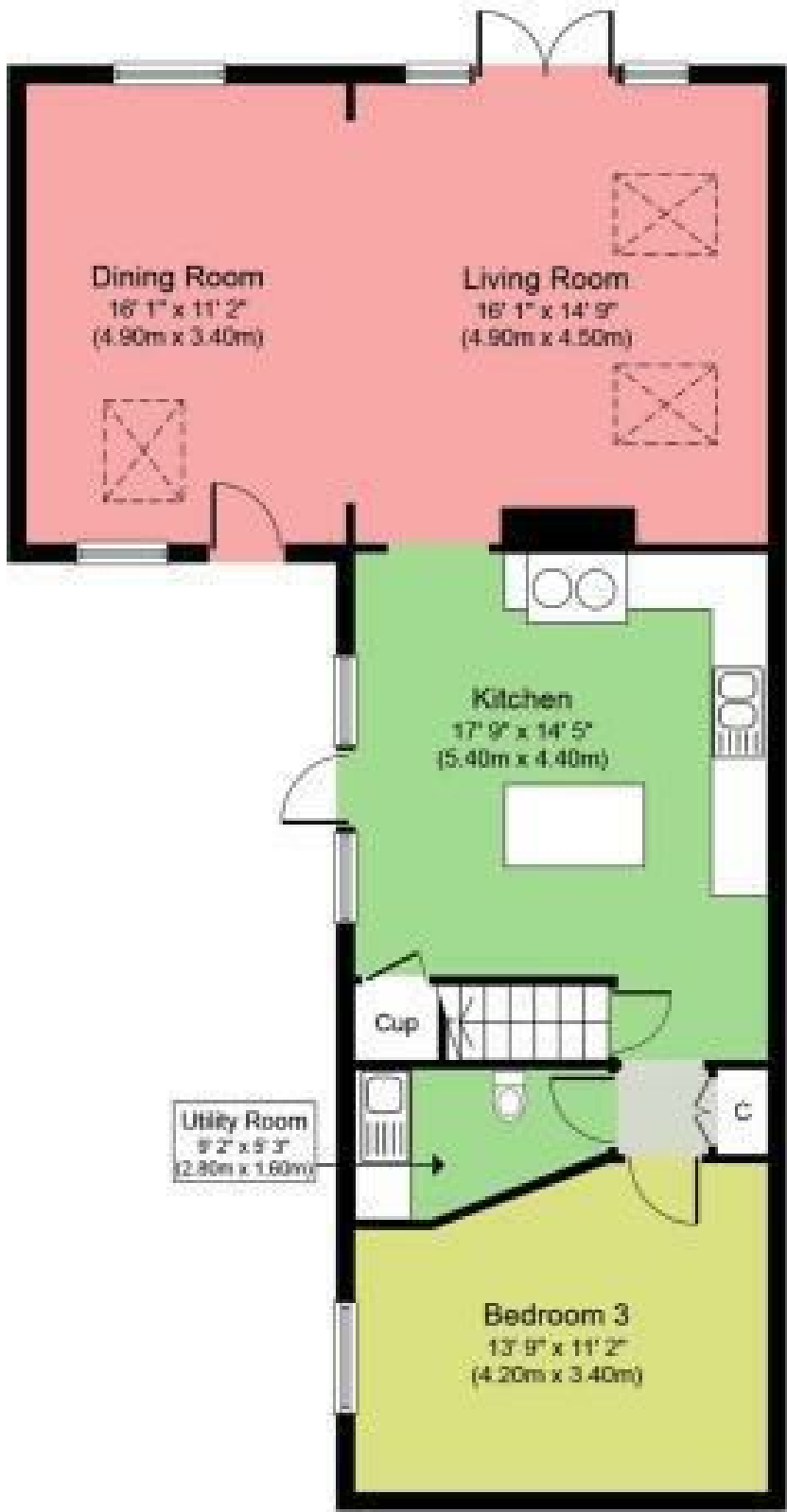
GARDEN
Walled garden mainly laid to lawn, two sheds, graveled dining area, oil tank.

PARKING
Space for two vehicle on gravelled driveway.

SERVICES

COUNCIL TAX BAND D

TENURE
Freehold



Ground Floor
Approximate Floor Area
893 sq. ft.
(83.0 sq. m.)



First Floor
Approximate Floor Area
474 sq. ft.
(44.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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