



**2 The Mount High Street**  
**Malton, North Yorkshire YO17 6SN**  
**Guide price £255,000**

  
**WILLOWGREEN**  
ESTATE AGENTS

### Charming Stone-Built Cottage with Gated Courtyard Garden in the Heart of Swinton

Tucked away in the ever-popular village of Swinton, just a short distance from Malton, 2 The Mount is a beautifully presented, character-filled cottage offering a wonderful blend of traditional features and practical living.

This attractive stone-built period home offers a warm and inviting layout. The sitting room features a cast iron open fireplace with tiled hearth, perfect for cosy evenings, along with built-in storage. To the rear, a delightful dining room showcases a feature brick fireplace with Rayburn cooker, creating a charming heart to the home.

The shaker-style kitchen is fitted with an integrated oven, hob and extractor, complemented by a classic Belfast sink and stable-style door that opens out onto the beautifully landscaped gated courtyard garden, an ideal spot for outdoor entertaining in a secure and private setting. A separate utility/pantry room offers valuable additional storage and laundry space.

Upstairs, the home offers two well-sized bedrooms, including a built-in wardrobe to Bedroom Two. The family bathroom is styled in keeping with the home's character, featuring a traditional suite with over-bath electric shower and tongue and groove detailing.

Further features include cottage-style doors throughout, a loft with ladder access from the first-floor landing, and driveway parking for two vehicles.

Set within a sought-after village with easy access to Malton and the Howardian Hills, this is a truly charming home with timeless appeal, perfect for those seeking character and comfort in equal measure.



**LOCATION**  
Swinton is a village located just a mile west of Malton in North Yorkshire, England. Set on the edge of the Howardian Hills Area of Outstanding Natural Beauty, it offers a peaceful rural setting with traditional stone cottages, open countryside views, and a strong sense of community. The village is known for its quiet atmosphere, close proximity to historic Malton—renowned as Yorkshire’s food capital—and easy access to walking and cycling routes in the surrounding landscape. Swinton suits those seeking a relaxed village lifestyle with convenient access to local amenities and transport links.

**SITTING ROOM**                    13'10" x 11'10" (4.22m x 3.62m)  
Door and window to front aspect, coving, feature fire with cast iron surround, built-in cupboard, radiator, power points.

**DINING ROOM**                    12'5" x 11'10" (3.80m x 3.62m)  
Window to rear aspect, Rayburn (which sources the heating) with feature brick alcove surround, under stairs office area with lighting, panelled wall, stairs to first floor landing, power points.

**KITCHEN**                            8'11" x 6'9" (2.74m x 2.07m )  
Window to rear aspect, tiled flooring, tiled splashback, a range of wall and base units with oak work surfaces, Belfast sink, integral drainer, integrated electric oven, hob and fan, power points, stable style door to the rear.

**PANTRY/UTILITY ROOM**  
Shelving, plumbed for washing machine.

**FIRST FLOOR LANDING**  
Power points, loft access (part boarded, ladder, water tank).

**MASTER BEDROOM**            9'5" x 12'0" (2.88m x 3.66m)  
Window to front aspect, radiator, power points.

**BEDROOM TWO**                    10'2" x 9'7" (3.10m x 2.94m)  
Window to rear aspect, radiator, power points, panelled wall, store cupboard.

**HOUSE BATHROOM**  
Part tiled walls, low flush WC, wash hand basin with pedestal, panel enclosed bath with shower over, heated towel rail, wall hung mirrors and unit, extractor fan.

**GARDEN**  
A beautifully maintained, hedge enclosed front garden mainly laid to lawn and patio. Oil tank and parking to the rear.

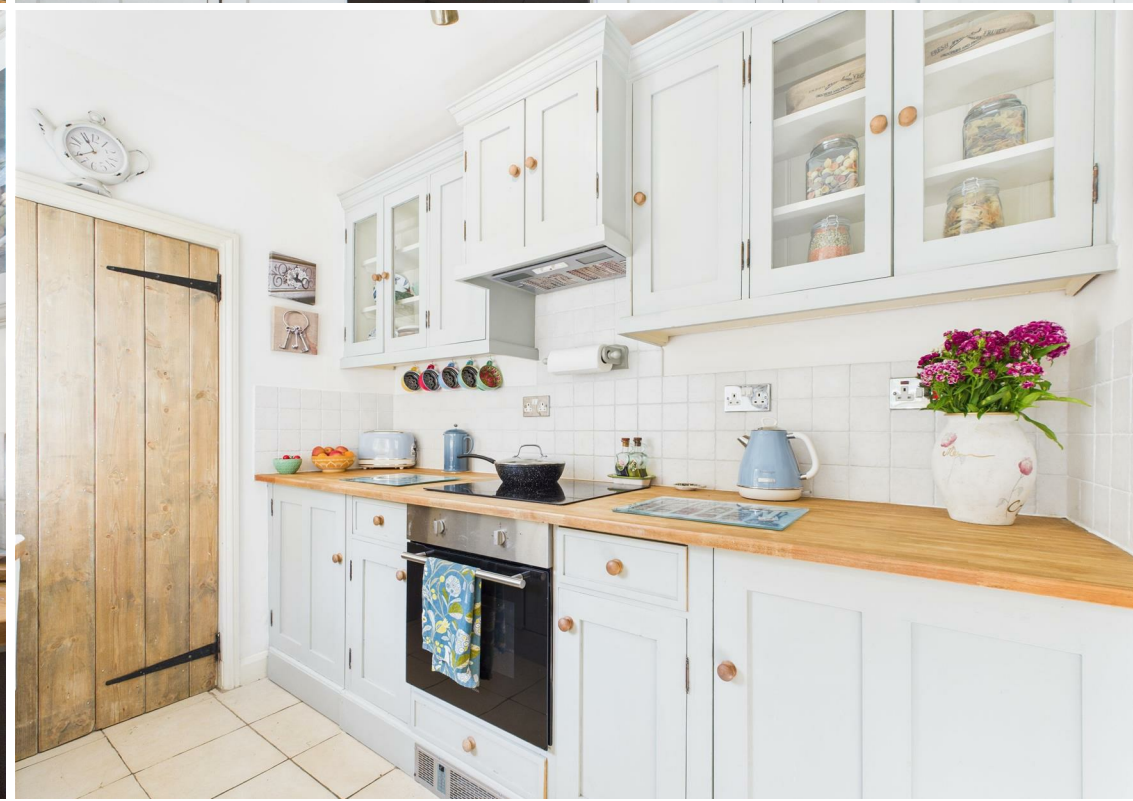
**PARKING**  
Off-street parking to the rear.

**COUNCIL TAX BAND C**

**TENURE**  
Freehold.

**SERVICES**  
Oil fired central heating, mains water, mains drainage.

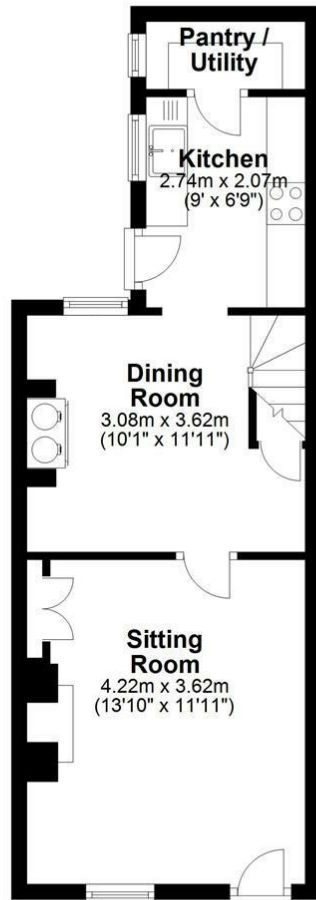
**EPC RATING F**





## Ground Floor

Approx. 34.7 sq. metres (373.5 sq. feet)



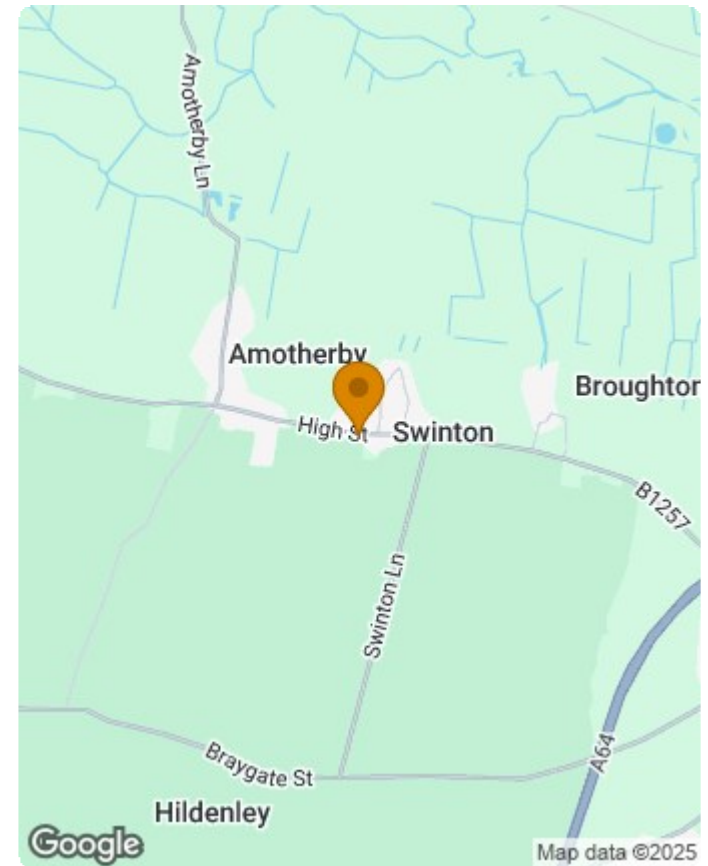
## First Floor

Approx. 26.8 sq. metres (288.3 sq. feet)



Total area: approx. 61.5 sq. metres (661.8 sq. feet)

**2 The Mount, Swinton**



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>33 34</b>



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