



**West Mount Barn, 23 West Street
Swinton, North Yorkshire YO17 6SP
Offers in excess of £650,000**



WILLOWGREEN

ESTATE AGENTS

West Mount Barn is an impressive five bedroom barn conversion tucked away in the village location of Swinton, just 2.5miles from Malton. This property is beautifully finished throughout to an extremely high standard and offers modern, open plan living perfect for the home owner who loves to entertain.

In brief this spacious family home comprises; open plan ground floor with kitchen/dining area and sitting/living area with doors onto garden and feature log burners, utility room, guest cloakroom and a ground floor double bedroom with shower en-suite. To the first floor there is three good sized bedrooms, a stylish house bathroom, master bedroom with en-suite.

Outside the property enjoys great privacy set back off the road with its double gates, gravelled driveway, double garage, electric point and parking for multiple cars.

The landscaped and well laid out garden has many areas for family and entertaining including a newly laid patio area with hot tub included, laid lawn, plant borders and garden hut with power, lighting and firepit. The outside space is surrounded high Yorkshire stone walls giving you ultimate privacy.

Swinton lies north west of Malton just a mile from 'Yorkshire's food capital'. The village itself has a family run pub, The Smithy Arms and a sports centre and field. A fine, Georgian market town, Malton's reputation has soared in recent years; it has a wide range of amenities including excellent independent shops and cafes, very good schooling and a sports centre. Its artisan food producers and Food Lovers Festival have brought the town national acclaim. A railway station offers direct links to Scarborough and the mainline station at York – and on to Leeds, London, Liverpool and Manchester Airport. By car, the York ring road and John Lewis can be reached within half an hour and Leeds within an hour. There is a good choice of independent prep schools in Terrington and Ampleforth and York private schools are within easy reach.

EPC Rating C



KITCHEN/DINING AREA 47'9" x 15'11" (14.57m x 4.86m)
Shaker wood style kitchen wall and base units, space for dishwasher, Belfast sink, stainless steel Range cooker with extractor hood, granite worktops and upstands, tiled splashback, power points, oak flooring, spot lights, freestanding island with storage.
Door to side aspect, windows to side aspect, log burning stove with oak mantle, power points, stairs to first floor landing.

UTILITY ROOM 12'4" x 4'1" (3.78m x 1.27m)
Plumbing for washer, space for tumble dryer, space for dishwasher and space for fridge, radiator, oak flooring, power points.

GUEST CLOAKROOM
Low flush WC, wash hand basin, oak flooring, radiator.

SITTING ROOM/LIVING AREA 14'9" x 27'4" (4.50m x 8.35m)
French doors leading out onto garden, window to front aspect, velux window, exposed beams, exposed brick, oak flooring, radiator, LPG feature log burner stove with oak mantle, power points, TV point.

BEDROOM FIVE 10'3" x 16'2" (3.14m x 4.95m)
Windows to front and side aspects, radiator, oak flooring, bespoke built in desk, power points.

BEDROOM FIVE EN-SUITE
Low flush W/C, shower cubicle, wash hand basin, part tiled, extractor fan, heated towel rail.

FIRST FLOOR LANDING
Oak staircase leading to the landing, velux window and two bespoke built in storage cupboards, two further fitted cupboards offering further storage space, power points.

MASTER BEDROOM 17'0" x 16'0" (5.20m x 4.90m)
Window to front aspect, velux window, fitted cupboards and wardrobes with matching wooden cladding to one wall, radiator, power points.

MASTER EN-SUITE
Velux window, low flush WC, wash hand basin, fully tiled enclosed shower, extractor fan, heated towel rail.

BEDROOM TWO 13'0" x 16'0" (3.97m x 4.90m)

Window to side aspect, velux window, radiator, sink/vanity unit, fitted wardrobes and fitted desk unit, power points, radiator.

BEDROOM THREE 13'0" x 9'9" (3.98m x 2.98m)
Velux window, fitted wardrobes and fitted desk unit, radiator, power points.

BEDROOM FOUR 8'1" x 9'8" (2.48m x 2.96m)
Velux window, fitted wardrobes, power points, exposed beams, radiator.

HOUSE BATHROOM
Three piece suite. Tiled walls. Heated towel rail. Shower over bath. Velux window.

GARDEN
A newly laid resin patio, providing a large seating area faces East and benefits from the sun for the majority of the day, raised beds, laid lawn.

A further newly laid stone flagged seating area is located next to the decking stepped 7-seater hot tub benefitting from the sun in the late evening.

DOUBLE GARAGE

GARDEN HUT
An excellent feature that has electricity and solar lighting. Central cooking area has detachable wooden trays and the benches extend to create a sleeping space.

COUNCIL TAX BAND G

TENURE
Freehold

SERVICES
Mains supplies of water, oil fired central heating and drainage are connected to the property

ADDITIONAL INFORMATION
The entire property's roof was replaced 18 months ago using new synthetic felting and French pantiles. Two further skylights were appointed to bedroom 3 & 4 as part of these works. The hot tub and barbeque hut were both recently installed and the property as a whole was formerly a holiday let.







Total area: approx. 246.3 sq. metres (2650.8 sq. feet)
23 West Street, Swinton



Energy Efficiency Rating		Current	Potential
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			
England & Wales		74	76
		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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		74	76
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