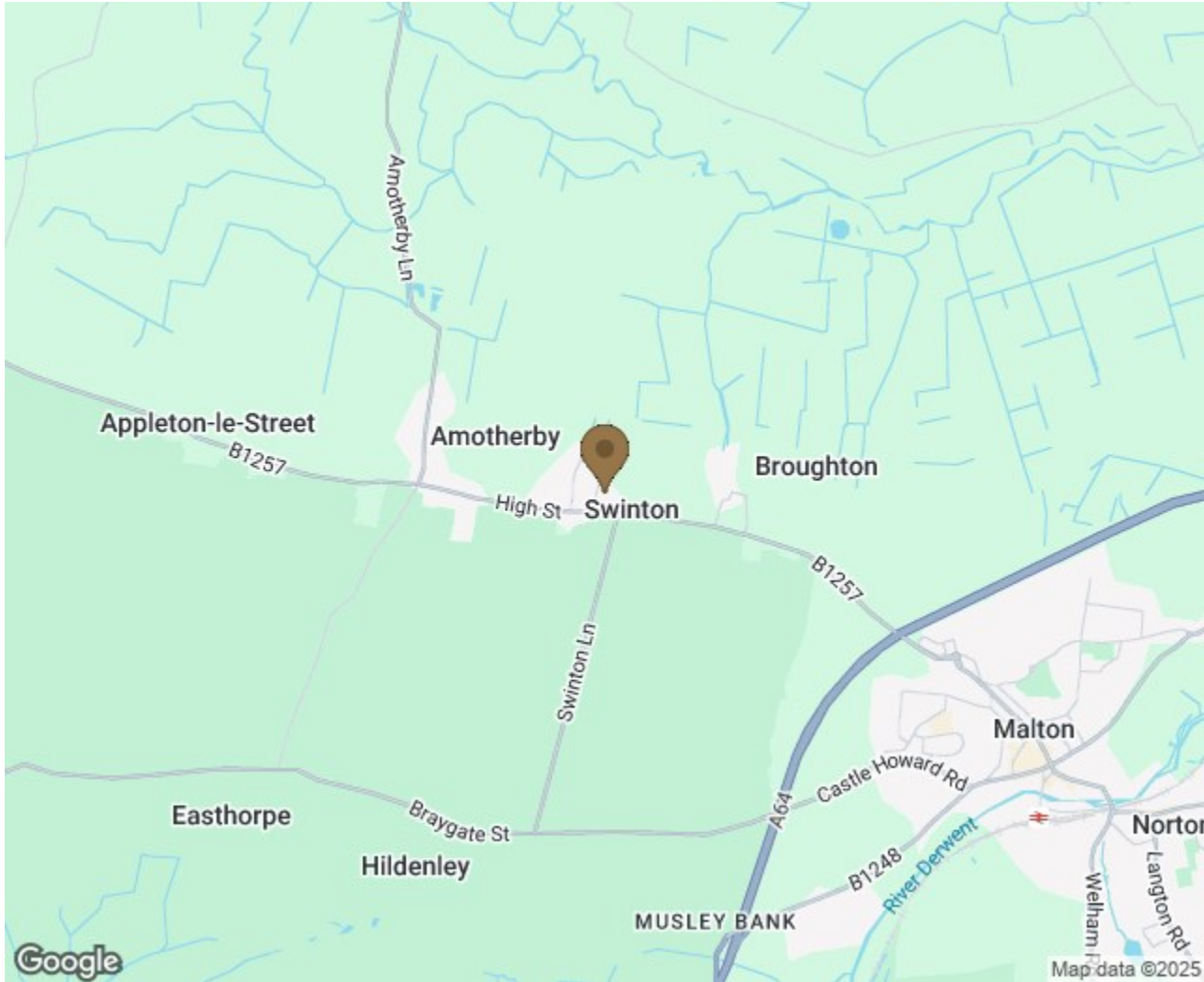




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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 916600 | 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



The Stables, Pearsons Yard, Malton, North Yorkshire, YO17 6TF

Guide price £695,000

The Stables is an impressive four bedroom barn conversion tucked away in the village location of Swinton, just 2.5 miles from Malton. This property is beautifully finished throughout to an extremely high standard and offers a mix modern, open plan living with traditional barn features.

In brief, this spacious family home comprises; open plan ground floor with a luxury hi-spec kitchen, and dining area all leading off an impressive entrance hall. The impressive sitting room is the heart of the house. Also to the ground floor is a utility room, and double bedroom with en-suite.

A separate sitting room with beam features and log burner, leading to an enclosed courtyard. To the first floor there are two double bedrooms, a stylish house bathroom, master bedroom with en-suite and dressing room.

The south facing courtyard is a veritable sun trap, bordered by Yorkshire stone walling and inset silver birch trees. The landscaped garden to the north east of the property has many areas for family and entertaining including a patio area, laid lawn, plant borders. The outside space is surrounded high Yorkshire stone walls giving you ultimate privacy. To the front of the property is a block paved area with parking for 2 vehicles.

Swinton lies north west of Malton just a mile from 'Yorkshire's food capital'. The village has a local pub, shop and sports centre.



ENTRANCE HALL
16'3" x 11'3" (4.97m x 3.44m)
Cottage style front entrance door, oak flooring, media unit/book case, feature pendant lighting, power points, glazed door leading to enclosed courtyard. Exposed original brick features.

UTILITY/BOOT ROOM
7'8" x 7'7" (2.36m x 2.33m)
Half glazed external door, base unit with sink, connections for washing machine and tumble dryer, boiler cupboard with storage, oak barn door, ceramic tiled flooring.

KITCHEN
16'2" x 16'4" (4.94m x 5m)
Steps down from entrance hall. Window to both side aspects one with window seat, luxury kitchen with fitted wall and base units, sink unit, Neff electric fan oven, Neff steam oven integrated Neff dishwasher, 2 x Neff full height fridge/freezers, kitchen island with Bora induction hob and down draft fan, silestone countertops, under-counter seating, walk in pantry with power and lighting, downlights, power points, porcelain tiled floor with underfloor heating.

DINING ROOM
16'0" x 14'7" (4.89m x 4.45m)
Steps up from kitchen, glazed door to southern aspect leading to courtyard area, half glazed door to north aspect leading to garden, radiator, power points, ceiling lighting, porcelain floor tiles, loft hatch access. 2 x oak barn doors leading to sitting room.

SITTING ROOM
16'5" x 30'8" (5.01m x 9.36m)
Fully glazed external wall with 2 x doors leading out onto courtyard, exposed beams, feature well with lighting, book cases flanking chimney breast with feature lighting carpet, 2 x oak barn doors, radiator, multi fuel stove, power points, wall lighting, TV point.

BEDROOM ONE
16'4" x 11'3" (5m x 3.43m)
Window to side aspect, oak barn door, TV point, radiator, power points, pendant light, carpet.

DRESSING AREA
Mirrored sliding wardrobes, carpet, downlighting and power points.

EN SUITE
Bath, double vanity unit with timber base, shower enclosure, WC, ceramic flooring, heated towel radiator, shaver socket.

BEDROOM TWO
8'5" x 11'8" (2.59m x 3.57m)
Window to side aspect, tv point, radiator, power points, pendant light, dressing area, oak barn door leading to ensuite, carpet.

EN SUITE
Shower, WC, timber vanity unit with basin, light over, shaver socket, ceramic floor, storage unit over concealed cistern, oak barn door.

BEDROOM THREE
7'4" x 8'2" (2.24m x 2.51m)
Window to front aspect, oak barn door, tv point, radiator, power points, pendant light, carpet.

BATHROOM
Bath, WC, separate shower enclosure, vanity unit with basin, ceramic tiled floor, towel radiator, oak barn door

BEDROOM FOUR
10'8" x 11'8" (3.27m x 3.56m)
Window to rear aspect, oak barn door, TV point, radiator, power points, pendant light, carpet.

LANDING
Timber balustrades, airing cupboard with mains vented cylinder, carpet, power points, feature stairway light.

COURTYARD
South facing landscaped enclosed courtyard area. Easily accessed from 3 points within the property, lined with silver birch trees for additional privacy. Yorkshire stone wall.

GARDEN
Access from dining area, patio area, laid to lawn with borders, concealed oil tank, Yorkshire stone wall boundary.

EXTERNALS
Block paved parking area for 2 cars to the front of the property.

