



15 Pearsons Yard
Swinton, YO17 6TF
Guide price £599,950


WILLOWGREEN
ESTATE AGENTS

An individually designed five-bedroom, three-bathroom detached home, tucked away in a quiet cul-de-sac within the popular village of Swinton, near Malton. Enjoying a generous footprint, countryside views, and a well-considered layout across three floors, this double-fronted property offers excellent versatility and a wonderful opportunity to create a long-term family home.

The property sits in a pleasant position with a double garage and two parking spaces directly in front, offering both practicality and presence. The garage also features a useful utility area, including a sink and plumbing for a washing machine. Inside, the accommodation is well laid out and filled with natural light. The triple aspect living room features French doors to the rear garden, oak-engineered flooring, and a multi-fuel stove, making it a welcoming space for everyday living and cosy evenings. The double aspect kitchen/dining room, also with garden access, includes integrated appliances with hob, extractor, fridge freezer, and dishwasher, and benefits from underfloor heating on all floors. A guest cloakroom completes this level.

Upstairs, the first floor includes a spacious principal bedroom with a dressing room and a double vanity en suite, alongside two further double bedrooms and a family bathroom.

The second floor adds further flexibility, with a fourth double bedroom, a fifth bedroom or study, and a stylish bathroom with freestanding bath and separate shower, ideal for guests, older children, or home working.

To the rear, the garden is mainly laid to lawn with planted borders, and enjoys open countryside views, providing a peaceful outlook and a sense of space.

This much-loved home offers generous accommodation, a desirable village location, and great potential for a new owner to make it their own — with the added benefit of no onward chain — all within easy reach of Malton’s amenities, schools, and transport links.



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.

HALLWAY	6'3" x 9'10" (1.93 x 3.00)
LIVING ROOM	16'6" x 21'3" (5.03 x 6.5)
KITCHEN/DINING	16'6" x 21'3" (5.04 x 6.5)
GUEST CLOAKROOM	5'7" x 3'8" (1.71 x 1.12)
FIRST FLOOR LANDING	6'4" x 17'10" (1.94 x 5.44)
MASTER BEDROOM	11'5"v x 23'10" (3.5v x 7.27)
DRESSING ROOM	9'0" x 9'1" (2.76 x 2.79)
MASTER ENSUITE	6'6",249'4" x 9'1" (2,76 x 2.79)
BEDROOM TWO	12'9" x 10'5" (3.91 x 3.19)
BEDROOM THREE	8'3" x12'11" (2.54 x3.94)
FAMILY BATHROOM	11'5" x 5'6" (3.5 x 1.68)
SECOND FLOOR LANDING	8'6" x 9'3" (2.6 x 2.84)
BEDROOM FOUR	11'6" x 14'0" (3.53 x 4.29)
BEDROOM FIVE/STUDY	12'9" x 6'6" (3.91 x 2)
ENSUITE	12'9" x 7'3" (3.89 x 2.21)
COUNCIL TAX BAND F	
EPC RATING C	

TENURE
Freehold.







GIRAFFE360

