



MANOR HOUSE FARM, MORTON ON
SWALE VILLAGE, MORTON ON SWALE
OFFERS IN THE REGION OF £800,000



Northallerton
Estate Agency



The Granary

Morton On Swale, DL7 9RJ

AN IMMACULATELY PRESENTED STUNNING 4 BEDROOM BARN CONVERSION IN A POPULAR NORTH YORKSHIRE VILLAGE WITH 1.35 ACRES OF LAND.

- DOUBLE GARAGE
- SPACIOUS LIVING ACCOMODATION
- IMMACULATE GROUNDS AND GARDENS
- BESPOKE OAK KITCHEN
- FEATURE OAK STAIRCASES
- SEPARATE PADDOCK
- 4 BATHROOMS - 3 ENSUITE
- UTILITY ROOM
- AIR SOURCE HEAT PUMP CENTRAL HEATING
- FEATURE BRICK FIREPLACE WITH LOG BURNING STOVE



The Granary is an outstanding semi-detached barn conversion with stunning gardens, a paddock and a double garage, with outlooks onto open countryside. Internally the property is immaculately presented and has been refurbished to a high standard. There is scope for flexible living as one area of the barn was previously used as a holiday let.

The kitchen is fitted with bespoke oak base and wall cupboards with granite work surfaces. There are a number of integral appliances including a fridge and dishwasher and a quooker hot tap. The central island boasts a second sink unit and extra work space. The tiled flooring is underfloor heated and the room is complemented with double doors leading to a wooden pergola area. To the rear is a downstairs w/c, cloakroom, a good sized utility room, with plumbing for the washing machine, and access out onto a lovely courtyard area. The dining room enjoys under heated oak flooring with a door to the garden and a beautiful oak stairway leading to the main bedroom. The main bedroom boasts exposed beams and a beautiful shower and bathroom, with a free standing bath, and leads into a large dressing room area. Back downstairs the sitting room is a stunning large room with exposed roof beams and a feature brick fire place with a multiflued burning stove. The room is wonderfully spacious, airy and enjoys underfloor heating and the continuation of the oak flooring. Another stunning oak staircase leads up to a double bedroom with an quality fitted en suite bathroom and door out onto original

grain barn stone steps. A further bedroom is found to the rear of the living room, also enjoying under floor heating and a beautiful fully tiled en suite shower room. EPC D

The Annexe/Second living area, kitchen/living room is a lovely open plan room with exposed beams, a modern fitted kitchen with a built in oven and hob. Patio doors lead out onto a private courtyard area. There is further double bedroom here along with a separate quality fitted, fully tiled bathroom, boasting a bath with shower over. EPC C

VIEWING

By appointment through the Agents – Northallerton Estate Agency – Tel. no. (01609) – 771959.

TENURE

Freehold with Vacant Possession on completion.

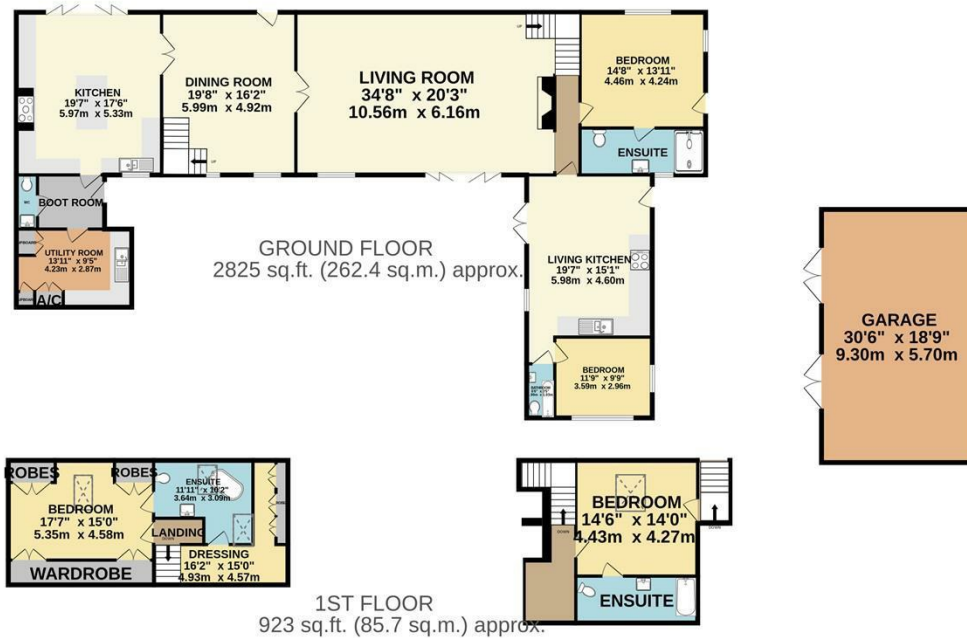
SERVICES

Mains water, electric , mains gas with Air source heat pump central heating and drainage.

NYCC COUNCIL TAX BAND - G



Call us to arrange a viewing on **01609 771959**

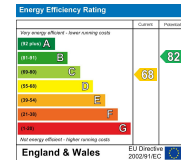


THE GRANARY, MANOR HOUSE FARM, MORTON ON SWALE, NORTHALLERTON, DL7 9RJ

TOTAL FLOOR AREA: 3747 sq.ft. (348.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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