



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

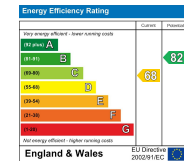


Call us to arrange a viewing on **01609 771959**



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

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