



Adam Hymas

BESPOKE PROPERTY

AGENCY



● Angel House, Middle Street, Swinton, Malton, YO17 6SR ●

Property Description

Angel House is an extended, stone-built, detached three-bedroom home in the heart of the popular village of Swinton. The property has been designed and modernised to an exceptional standard over the years.

Upon entering, you'll find a warm and inviting family lounge that exudes contemporary style and character. This room features an Imagine Fires bio-fuel feature fireplace and benefits from plenty of daylight, thanks to the front and rear aspect windows.

The open-plan kitchen diner has a large breakfast island, fitted electric hob, double ovens and two steel fridge draws. High-quality wall and base units span the full width of the kitchen, providing ample amounts of storage space. The kitchen flows effortlessly into the open-plan dining space, perfect for family meals and entertaining guests.

Continue into the extended section of the home to find 2.3m bi-folding doors that lead out to the beautifully landscaped rear garden, creating a seamless indoor-outdoor living experience.

The sitting room has a fitted media wall and provides an excellent indoor space for relaxing with guests. The room has a stunning bespoke spiral staircase which leads to the home's study/games room. This room can provide families with multiple uses and is used by the current owners as a movie room/hang-out area for their teenage son.

Heading to the first floor, there are three spacious bedrooms. The master bedroom is fitted with a high quality, his and hers sliding wardrobes with a hidden media wall and an en-suite bathroom.

The en-suite is a modern contemporary design, fitted with a shower.

The spacious family bathroom is beautifully designed and features a large bath.

Externally, the home boasts a beautifully presented landscaped, fully enclosed rear garden which is a true sanctuary. Presented with artificial lawn, raised flower bed borders, white rendered walls and a garden sauna! The garden is a great place for relaxing and entertaining in the summer months.

To the front of the property, you have a large driveway, capable of parking multiple vehicles and a shed perfect for external secure storage.

Don't miss the opportunity to make this fantastic property your home.

Call Bespoke Property Agency to arrange a viewing today!



Located in the heart of the popular village of Swinton

Three spacious bedrooms

Well-presented low maintenance rear garden

True character property with lots of bespoke features

Driveway with parking space for multiple vehicles



Location

Angel House, Middle Street, Swinton, Malton,
North Yorkshire, YO17 6SR

Swinton, Malton is a highly desirable village location to live, located on the B1257 between Malton and Hovingham, providing the charm of rural country living while being just two miles from the market town Malton.

The village boasts a well-loved pub/restaurant, lots of scenic country walks and a primary school in the next village of Amotherby. In nearby Malton, residents can enjoy a variety of amenities including gyms, coffee shops, supermarkets, restaurants, and a railway station offering regular services to York and the East Coast. The village also benefits from easy access to the A64, ensuring excellent road connections to York, Leeds, and the A1(M).

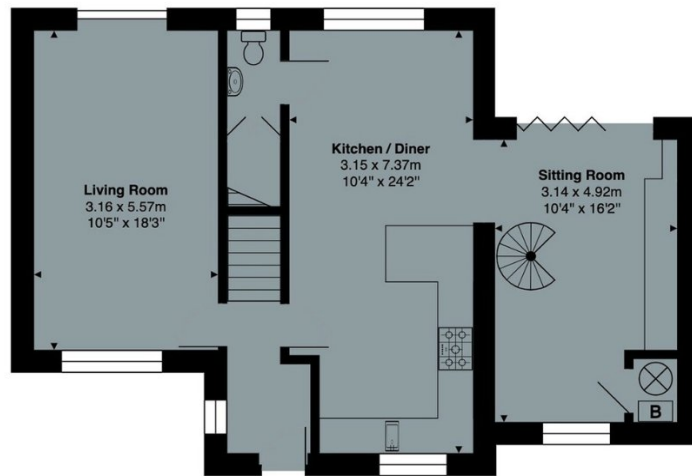
TEL: 01653 524181

WHATSAPP: 07470061481

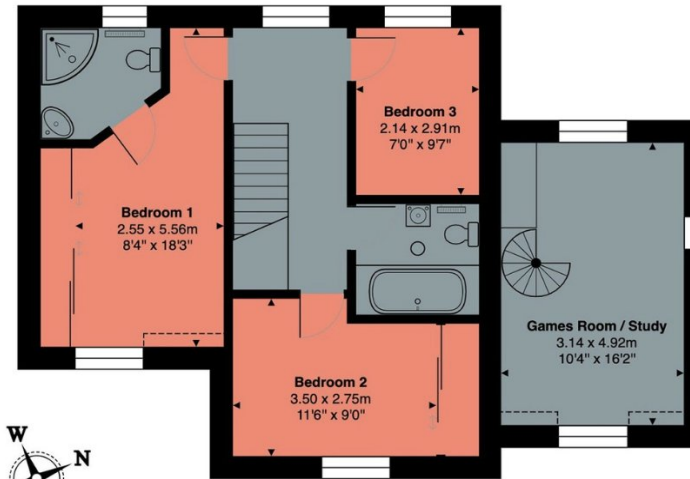
EMAIL: Enquiries@bespokepropertyagency.co.uk



Angel House, Middle Street, Swinton, Malton, YO17 6SR



Ground Floor
Gross Internal Area: 67.8 m² ... 730 ft²



First Floor
Gross Internal Area: 67.4 m² ... 725 ft²

Gross Internal Area: 135.2 m² ... 1456 ft²

All measurements are approximated for display purposes only and should be independently verified
Copyright © 2024 Matt Hillier Photographer
www.matthillier.co.uk

Entrance Hall
Wall radiator, door to front aspect, window to side aspect, tiled floor

Family Lounge
5.12 x 2.56 m
Window to rear and front aspect, Carpet flooring, x2 radiators, imagine fires bio-fuel feature fireplace

Kitchen/Diner
3.21 x 7.37 m
Open plan kitchen diner, Integrated steel fridge draws, double oven, dishwasher, ceramic sink, wall radiator, tiled walls and floors, spotlights throughout, space for dining table, window to rear aspect, kitchen wall and base units, breakfast bar.

Guest W/C
W/C, wash hand basin, window to rear aspect, bespoke coat cupboard, tiled flooring

Sitting Room
5.12 x 2.56 m
Extended in 2015, fitted media wall, 2.3m bi-folding doors to the rear garden, tiled floors, wall radiator, window to front aspect, storage cupboard housing the air source cylinder tank, bespoke spiral staircase to the study/games room.

Study/Games Room
4.94 x 3.14 m
Windows to the rear and front aspect, x2 radiators, carpet flooring, viewing circular window looking over the countryside fields, Imagine Fires bio-fuel feature fireplace, can be used as a work-from-home office, games room, or cinema room.

Landing
fitted oak with glass panel staircase, window to rear aspect, loft hatch access

Master Bedroom
5.56 x 2.55 m
Double in size, bespoke fitted his and hers sliding wardrobes with hidden media wall, windows to front aspect, en-suite bathroom.

En-suite Bathroom
Shower Cubicle, towel radiator, tiled floor, window to rear aspect, wash hand basin with cupboard space, W/C, Spotlights, extractor fan

Bedroom Two
2.14 x 2.91 m
Space for 3/4 double bed, radiator, window to rear aspect, carpet flooring

Bedroom Three
3.50 x 2.75 m
Space for 3/4 double bed, radiator, window to rear aspect, carpet flooring

Family Bathroom
W/C, towel rad, large bath, wash hand basin with vanity cupboard, extractor fan

Rear Garden
Sauna, cold shower, artificial grass, raised flower bed boarders, climbing roses, lockable gated access to the side, enclosed private garden, rendered walls.

Front of Property/Parking
Multi-car driveway, stone-built boundary walls, storage shed with light and power, gated access to rear garden, two-story extension to the right of the property

Additional Information
The property is all electric and powered by an Air-source heat pump

The property is stone-built and has been owned since 2006 by the current vendors

The property was extended in 2015 to the side elevation.

The property had new doors and windows in 2013.
New bi-folding doors and windows in 2014 & 2017 (certification has been obtained and can be provided)

The property had new fascias and soffits in 2018
The property is next door to the local brass band rehearsal room, which rehearses 2/3 times a week. This is enjoyed by the whole village, however is worth noting to any prospective buyers.





rightmove 

PRS Property
Redress
Scheme



Adam Hymas

BESPOKE PROPERTY

AGENCY

No statement or representation of fact, whether in written or verbal form and whether or not contained in these particulars ("Information"), should be relied upon as a description or indication of the property or its value. Bespoke Property Agency and the seller have no authority to make any representations, and any Information provided is entirely without responsibility on their part. Photographs (including artists' impressions) depict specific areas of the property at the time of capture. All areas, measurements, or distances provided are approximate. Any mention of alterations or usage of any part of the property is not a confirmation of obtaining necessary planning, building regulations, or other consents. Verification of such matters is the responsibility of any intending buyer. It is the buyer's responsibility to ensure the accuracy of any Information provided, either through inspection or other means.



TEL: 01653 524181

WHATSAPP: 07470061481

EMAIL: Enquiries@bespokepropertyagency.co.uk



Adam Hymas

BESPOKE PROPERTY

AGENCY