

## 2 EGLANTINE COTTAGES SWINTON GRANGE



**A semi-detached three-bedroom Edwardian cottage, in need of modernisation but offering huge potential, occupying a large plot of over one third of an acre with open views in a delightful, semi-rural position within easy reach of Malton.**

Porch, entrance hall, sitting room, kitchen diner, lobby, pantry, bathroom & WC, first floor landing & three bedrooms.

Oil-fired central heating.

Extensive gardens & grounds. Ample parking. Range of brick outhouses. Excellent potential to extend (subject to securing all necessary consents).

No onward chain.

### GUIDE PRICE £275,000

This semi-detached Edwardian cottage was built in 1911 and until relatively recently, formed part of the Swinton Grange Estate. Constructed of red brick under a clay pantile roof, the property requires modernisation and improvement, but also retains a great deal of its original character and offers excellent scope to extend (subject to planning) given its generously proportioned plot size.

The accommodation, which benefits from oil-fired central heating, is arranged over two floors and amounts to approximately 830sq.ft. In brief it comprises porch, entrance hall, sitting room, kitchen diner, inner lobby, pantry, bathroom and WC. Upstairs there are three bedrooms (two with their original fireplaces).

2 Eglantine Cottages faces south and occupies a large plot of a little over one third of an acre, which adjoins open countryside to the north, across which there are superb views towards the North York Moors. The gardens extend in a westerly direction, and there is ample room to park. Directly behind the cottage is a small range of original outhouses.

Swinton Grange is located approximately 1 mile south of Swinton village and enjoys easy access to Malton via the B1257 or Castle Howard Road. Malton is some 3 miles east and has an array of shops, bars and leisure facilities, monthly food market, secondary school and railway station with regular services to the mainline station at York. Malton has in recent years gained a reputation as Yorkshire's food capital, thanks to its high-profile food festivals and artisan producers.



## **ACCOMMODATION**

### **PORCH**

Front door opening into:-

### **ENTRANCE HALL**

Staircase to the first floor. Fuse box and electric meter.

### **SITTING ROOM**

4.1m x 3.4m (13'5" x 11'2")

Open fire with painted surround, cast iron and tile insert. Picture rail. Fireside cupboard. Understairs cupboard. Television point. Telephone point. Casement window to the front. Radiator.



### **KITCHEN DINER**

3.9m x 3.5m (max) (12'10" x 11'6")

Basic range of kitchen units incorporating a stainless steel, single drainer sink unit. Electric cooker point. Range oven and open fire. Airing cupboard housing the hot water cylinder. Quarry tile floor. Picture rail. Sash window and door to the rear. Radiator.



#### INNER LOBBY

Quarry tile floor. Oil fired central heating boiler. Thermostat. Casement window to the front.

#### PANTRY

1.2m x 1.1m (3'11" x 3'7")

Fitted shelving. Quarry tile floor. Sash window to the rear.

#### BATHROOM & WC

2.4m x 2.0m (max) (7'10" x 6'7")

White suite comprising bath with shower over, wash basin and low flush WC. Casement window to the rear. Heated towel rail. Radiator.



#### FIRST FLOOR

##### LANDING

Sash window to the side. Loft hatch.

##### BEDROOM ONE

4.1m x 2.9m (13'5" x 9'6")

Period fireplace. Fitted wardrobe. Casement window to the front. Radiator.



##### BEDROOM TWO

3.9m x 2.5m (12'10" x 8'2")

Period fireplace. Fitted cupboard. Sash window to the rear. Radiator.



### BEDROOM THREE

2.8m x 2.5m (9'2" x 8'2")

Loft hatch. Sash window to the rear. Radiator.



### OUTSIDE

The cottage occupies a large plot of a little over one third of an acre, with the gardens located mostly to the side and rear of the property. Immediately behind the cottage is a small yard, giving access to an original range of brick and pantile outhouses. The majority of the grounds are laid to lawn, together with a spinney of mature trees along the rear boundary and at the western end of the plot. The site adjoins open countryside to the north, across which there are extensive views towards the North York Moors. There is ample room for parking, and space to construct garaging, if required (subject to all necessary consents).



### FORMER WASH HOUSE

2.4m x 2.3m (7'10" x 7'7")

### COAL STORE

1.0m x 0.9m (3'3" x 2'11")

### LOG STORE

1.5m x 1.0m (4'11" x 3'3")

### GARDEN STORE

2.6m x 1.1m (8'6" x 3'7")



### GENERAL INFORMATION

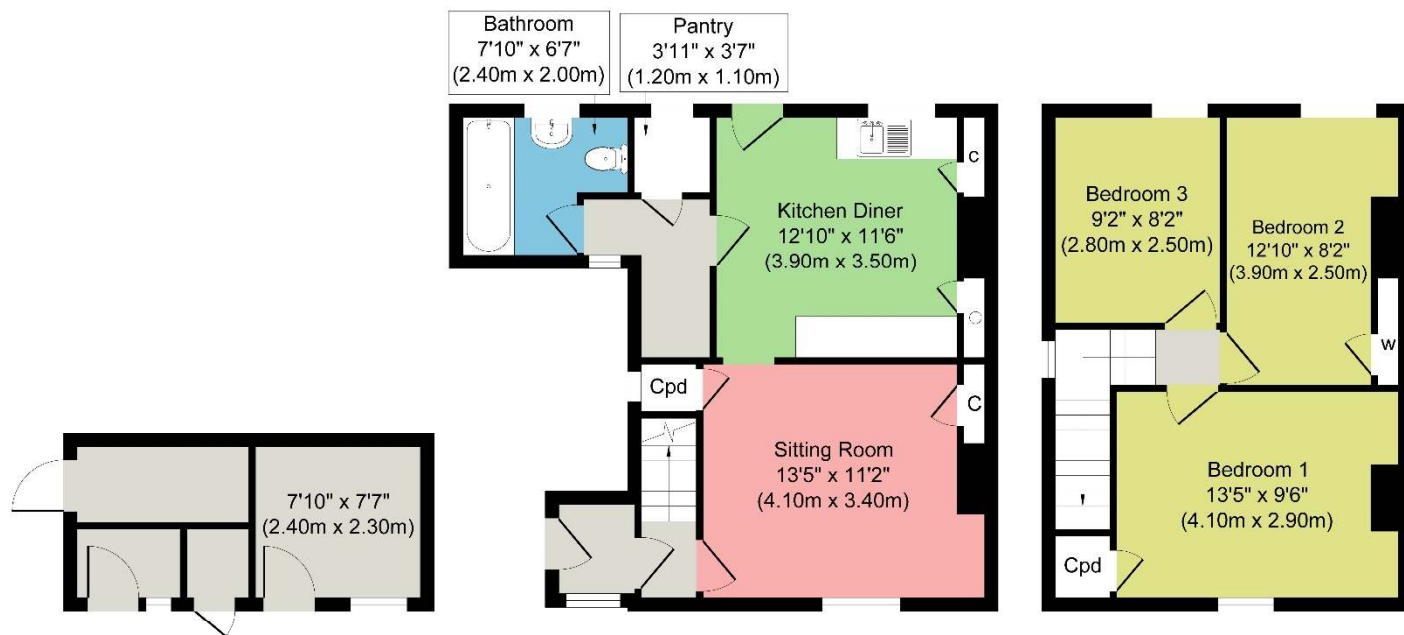
Services: Mains water and electricity. Private drainage. Oil-fired central heating.  
Council Tax: Band: B (North Yorkshire Council).  
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.  
Post Code: YO17 6QP.  
EPC Rating: Current: E40. Potential: A95.  
Viewing: Strictly by prior appointment through the Agent's office in Malton.





All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.





**Outbuilding**  
**Approximate Floor Area**  
**118 sq. ft**  
**(11.00 sq. m)**

**Ground Floor**  
**Approximate Floor Area**  
**450 sq. ft**  
**(41.76 sq. m)**

**First Floor**  
**Approximate Floor Area**  
**377 sq. ft**  
**(35.00sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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