

Blenkin

& Co

CHARTERED SURVEYORS



FIELD VIEW BARN • SWINTON • MALTON





FIELD VIEW BARN

27 West Street, Swinton, Malton,
North Yorkshire YO17 6SP

Malton 2 miles • Helmsley 14 miles
York 18 miles • Yorkshire coast 25 miles

**Outstanding family house
with six bedrooms, paddock
and views**

Porch • entrance and staircase halls
• sitting room • cloakroom/wc • kitchen
dining room and family room • utility
room • play room games room • cinema
• bedroom and bathroom

Principal bedroom with dressing room
• bathroom and study • 4 further
bedrooms • 3 bathrooms (1 Jack and Jill
bathroom)

Double garage • parking • gardens
• outbuildings • paddock

Freehold for sale

Built in 2009 as a bespoke barn-style property constructed of stone and pantile, Field View Barn is a large and impressive family home with towering glazing on its western elevation. This substantial house extends to more than 5000 sq ft and is designed with family living in mind. Its gardens combine formal landscaping with informal family areas including a paddock with children's play area. The whole property is set discreetly back from the village road enjoying great privacy, facing west with impressive views to the Howardian Hills and North York Moors.

- Substantial detached barn-style house
- Versatile accommodation of more than 5000 sq ft including a ground floor bedroom
- Family house with games room, cinema room and extensive outdoor space
- High specification bathroom and kitchen fittings
- Large spaces and outdoor terraces, ideal for entertaining
- Wonderful gardens and paddock, far-reaching views
- West facing orientation at the rear with fabulous sunsets
- Private setting, yet in the heart of the village

Field View Barn is a luxurious barn-style property full of character with aged timber, wide mellow floorboards, exposed ceiling beams, vaulted ceilings, roof trusses and exposed stonework and bricks. Its high end finish includes underfloor heating below engineered oak flooring, bespoke cabinetry, Utopia and Duravit bathroom fittings, a Rako lighting system and app-controlled Sonos ceiling speakers installed in the main living areas.

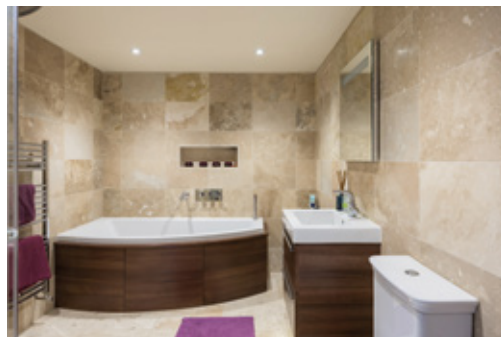
At the heart of the house is the kitchen/dining/family room. This single open-plan living space of nearly 50 ft is glazed to full height on the western elevation with French doors that open onto the garden terrace. The fitted kitchen has a family-sized island breakfast bar, handmade Shaker

kitchen units, granite work surfaces, a Butler sink, integrated Miele and Neff appliances including a wine cooler and coffee machine, a Kohler sink and range cooker. Alongside is a large, fitted utility room providing side access. There is a superb 30 ft games room with vaulted ceiling, a trio of floor-to-ceiling windows across the western elevation and French doors opening onto the garden beyond. The cinema room has theatre room seating. Elegant proportions define the sitting room which is double aspect, has a wood burning stove and floor-to-ceiling windows facing the private courtyard garden.

A broad turning staircase rises to the landing and five double bedrooms all of which have access to an en suite bathroom, and three of which have mezzanine levels providing innovative and unique spaces. The principal bedroom suite is a magnificent room with a double-height glass elevation giving far-reaching views to the distant hills. It includes an en suite bathroom, dressing room, mezzanine and adjacent study.

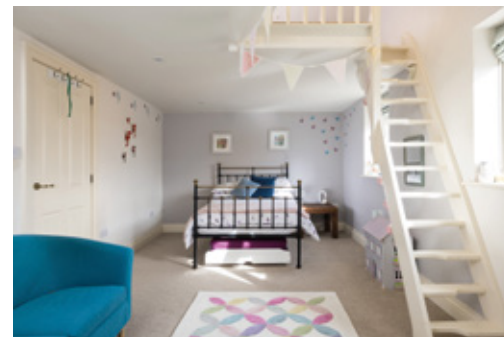
Outside

A private gravelled drive leads to wrought iron gates beyond which lies an ample parking area in front of the house and detached double garage. The lovely gardens lie to the west/rear of the house and extend to one third of an acre. Two circular stone flagged terraces and sandstone water feature are sheltered by low stone walls and standard laurels; they make ideal spaces for



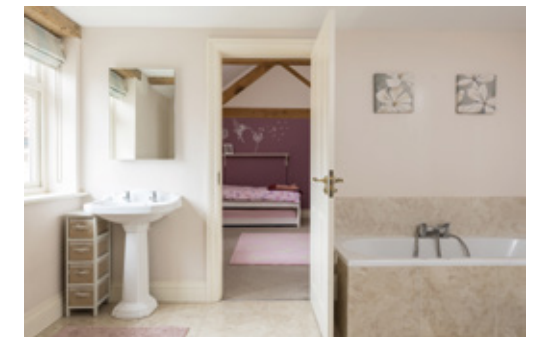
sitting out, entertaining and enjoying sunsets. Beyond lie extensive lawned gardens which are landscaped to mirror the terraces and on the boundaries are shrubs, mature trees, herbaceous borders and a small orchard. The outlook is south and west across open countryside. Beyond the lawn is a small paddock of approximately one acre with a children's playground, brick outbuildings and separate access from Cherry Avenue; it makes an ideal space for entertaining, family events and sports.

A sunny courtyard garden lies on the southern elevation of the house accessed from the kitchen and sitting room. The pretty patio area is flanked by raised beds planted with shrubs and spring bulbs.



Environ

Swinton is village north west of Malton that has an active community: there is The Smithy Arms pub, a village store, pre-school, playground, bowls club and sports centre/training field. Nearby Malton is a fine Georgian market town with a reputation as 'Yorkshire's Food Capital'; it offers a wide range of amenities including excellent independent shops and cafes, good schooling, a cottage hospital and a sports centre. Its artisan food producers and festivals have brought the town national acclaim. A railway station offers direct links to the mainline station at York – and on to Leeds, London, Liverpool and Manchester.



There is an independent prep school in Terrington and York private schools as well as Ampleforth College lie within easy reach. By car, the York ring road and retail outlets can be reached within half an hour and Leeds within an hour.

Field View Barn, 27 West Street, Swinton, Malton, North Yorkshire YO17 6SP

Approximate Gross Internal Floor Area 5055 SQ FT / 469.6 SQ M - (Excluding Garage & Mezzanines)

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.

Tenure: Freehold

EPC Rating: D

Services: Mains water, electricity and drainage. LPG for the cooker. Oil-fired central heating.

Fixtures & fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

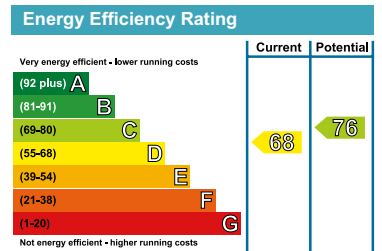
Local authority: North Yorkshire Council www.northyorks.gov.uk

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Directions: Head in to the village from Malton taking second right onto West Street, down the hill and turning left up the private driveway to the side of Jesmond Cottage.



Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, particular and showreel:** Some external photos 2019, details and all other photos March 2024. Brochure by wordperfectprint.com





City

Country

Coast