

Rounthwaite R&W Woodhead

53 MARKET PLACE, MALTON, NORTH YORKSHIRE, YO17 7LX Tel: (01653) 600747

WEST MOUNT BARN WEST STREET, SWINTON, MALTON, YO17 6SP



- AN IMPRESSIVE OPEN PLAN BARN CONVERSION
- VERSATILE LIVING ACCOMMODATION WITH GROUND FLOOR BEDROOM OPTION
- DOUBLE GARAGE/HOME GYM & PARKING
- IMPRESSIVE GARDEN/BBQ HUT WITH ELECTRICITY AND COOKING FACILITIES
- 5 BEDROOMS WITH TWO EN-SUITES SHOWER ROOMS
- IMMACULATELY PRESENTED WITH HIGH QUALITY FIXTURES & FITTINGS THROUGHOUT
- SOUTH FACING WALLED GARDEN

PRICE GUIDE £650,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & Market Place, Pickering Tel: (01751) 472800

Email: malton@rounthwaite-woodhead.co.uk

www.rounthwaite-woodhead.com

Description

West Mount Barn is constructed of attractive local stone under pantile and provides versatile 5 Bedroom accommodation with an impressive open plan modern living arrangement. The property has been superbly finished with high quality fixtures and fittings and briefly comprises; a spacious well equipped kitchen dining area with oak flooring throughout and separate utility room flowing through to a lovely and light living/sitting area with wood burning stove and patio doors to the garden. On the ground floor there is also an additional reception room/bedroom option with en-suite shower room. On the first floor there are four further bedrooms (master with En-Suite) and a house bathroom suite.

Outside there is a lovely South facing private walled garden with an area of lawn and a spacious paved patio area ideal for sitting out along with a terrific garden hut equipped with electricity, solar lighting and cooking facilities. There is also an adjoining double garage (18'6" x 19'4").

Swinton is a popular village some 2 miles northwest of Malton. The Howardian Hills AONB is nearby with lovely countryside and walks. Primary schooling is available in the adjoining village of Amotherby and Swinton also offers a sports centre, Public House and small shop. In Malton there are a wide range of amenities including secondary schooling additional sporting and recreational facilities and an excellent variety of shops. The railway station in Malton provides links to the intercity service at York and the A64 which bypasses the town gives good road links both east and west and links to the Motorway network.

General Information

Services: Mains water, electricity and connection to mains drains. Oil Fired Central Heating. Telephone connection subject to the usual British Telecom regulations.

Council Tax: We are informed by Ryedale District Council that this property falls in band G.

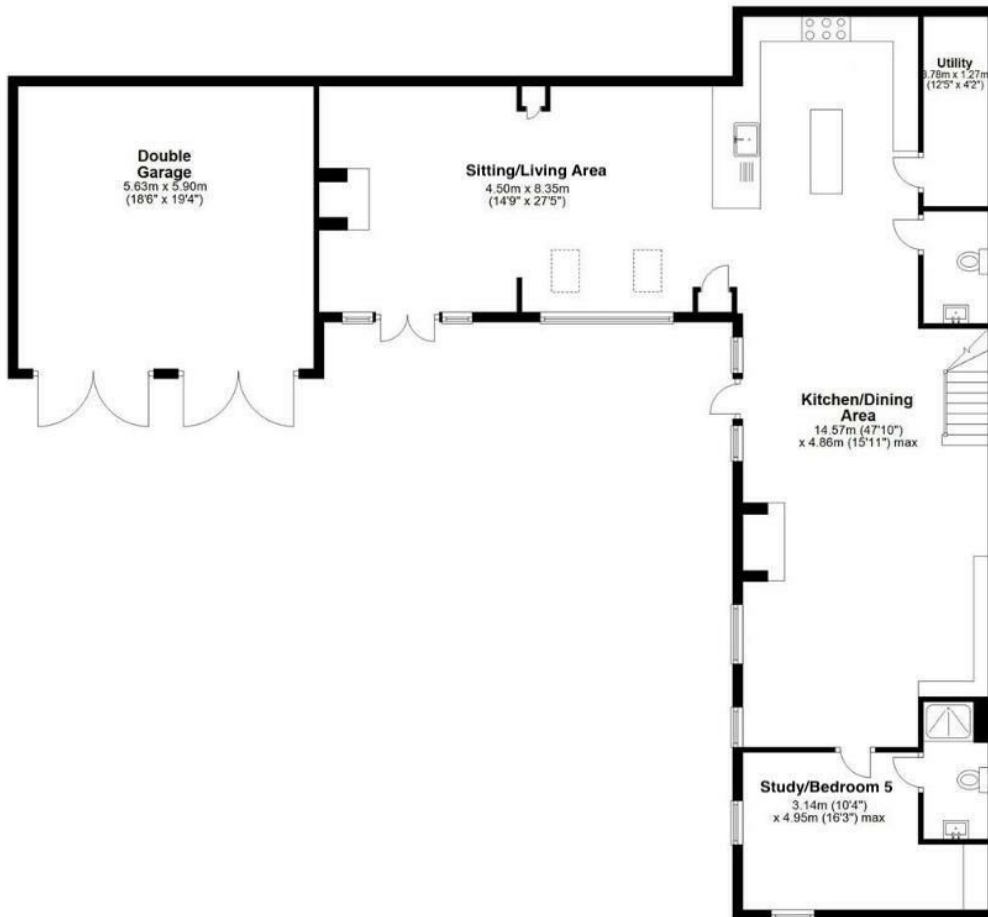
Tenure: We are advised by the Vendors that the property is freehold and that vacant possession will be given upon completion.

Viewing Arrangements: Strictly by prior appointment through the Agents Messrs Rounthwaite & Woodhead, Market Place, Malton. Tel: 01653 600747



Accommodation

Ground Floor
Approx. 159.0 sq. metres (1711.5 sq. feet)



First Floor
Approx. 87.3 sq. metres (939.4 sq. feet)



Total area: approx. 246.3 sq. metres (2650.8 sq. feet)
23 West Street, Swinton

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	84
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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