

CORNERSTONE COTTAGE WEST STREET, SWINTON



An immaculately appointed, semi-detached stone-built cottage offering well-planned accommodation with two double bedrooms in a popular & convenient village, just 2 miles from Malton.

Entrance hall, guest cloakroom, utility room, kitchen diner, sitting room, first floor landing, two double bedrooms & house shower room.

Oil-fired central heating & uPvc double-glazing.

Easily maintained gardens & resin driveway with space to park two cars.

Viewing is strongly recommended.

No onward chain.

GUIDE PRICE £249,950

Built almost 20 years ago by a local builder, this pretty, double-fronted cottage is constructed of limestone outer walls with brick lintels and a clay pantile roof. Within recent years the property has been completely refurbished in recent years, creating delightful home with has all the appeal of a character cottage but with all the benefits of modern construction values.

The accommodation is arranged over two floors and totals almost 750sq.ft. In brief it comprises rear entrance hall, guest cloakroom, utility room, kitchen, sitting room with multi-fuel stove, first floor landing, two double bedrooms and a shower room. The property is tastefully decorated throughout and presented in 'move-in' condition. The fittings in the kitchen and shower room have been renewed, as has the central heating boiler and all windows and doors have been replaced by Malton-based, Fersina. Externally there are easily maintained garden areas and a double-width resin driveway providing space to park two cars.

Swinton is a popular village located on the B1257, only 2 miles west of Malton; Cornerstone Cottage enjoys a pleasant position on West Street, well away from the main road and is just a short drive from nearby Malton and can be identified by our 'For Sale' board. The village itself benefits from a popular pub and sports hall; primary schooling is available in the neighbouring village of Amotherby (1 mile west). Nearby Malton is a first-rate market town with the reputation as the 'Food capital of Yorkshire' and offers a full range of amenities including secondary schooling, a wide array of shops, restaurants and a railway station with regular services to York and the East Coast.



ACCOMMODATION

ENTRANCE HALL

2.9m x 2.0m (max) (9'6" x 6'7")

Staircase to the first floor. Casement windows to the side and rear. Radiator.



GUEST CLOAKROOM

1.9m x 1.2m (max) (6'3" x 3'11")

White low flush WC and wash basin in vanity unit. Extractor fan. Casement window to the rear.

UTILITY ROOM

1.6m x 1.4m (5'3" x 3'11")

Work top space. Automatic washing machine point and space for a tumble dryer. Tiled floor. Extractor fan. Coat hooks.

KITCHEN DINER

4.3m x 2.6m (14'1" x 8'6")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Four ring ceramic hob with extractor hood. Electric, fan-assisted oven. Integrated dishwasher and fridge. Recessed spotlights. Casement window to the front. Radiator.



FIRST FLOOR

LANDING

Access to a boarded loft space.

BEDROOM ONE

4.3m x 2.9m (14'1" x 9'6")

Television point. Casement windows to the front and side. Radiator.

SITTING ROOM

4.3m x 3.8m (14'1" x 12'6")

A triple aspect room with French doors to the rear, and casement windows to the front and side. Dunsley cast iron wood burning stove set on a slate hearth with oak mantel. Television point. Telephone point. Understairs cupboard. Radiator.



BEDROOM TWO

3.5m x 2.3m (11'6" x 7'7")

Loft hatch. Casement window to the front. Radiator.



SHOWER ROOM

2.6m x 1.9m (8'6" x 6'3")

White suite comprising walk-in shower cubicle, wash basin and low flush WC. Extractor fan. Recessed spotlights. Airing cupboard housing the hot water cylinder with electric immersion heater. Velux roof light to the rear. Heated towel rail.



OUTSIDE

To the front of the cottage a border has been planted with succulents, whilst to the rear, the garden is hard landscaped for ease of maintenance, featuring block paved and gravelled areas, in addition to stone paving. To the side, is a broad, resin-coated driveway with space to park two cars.



GENERAL INFORMATION

Services: Mains water, electricity and drainage.
Oil-fired central heating.

Council Tax: Band: B (North Yorkshire Council).

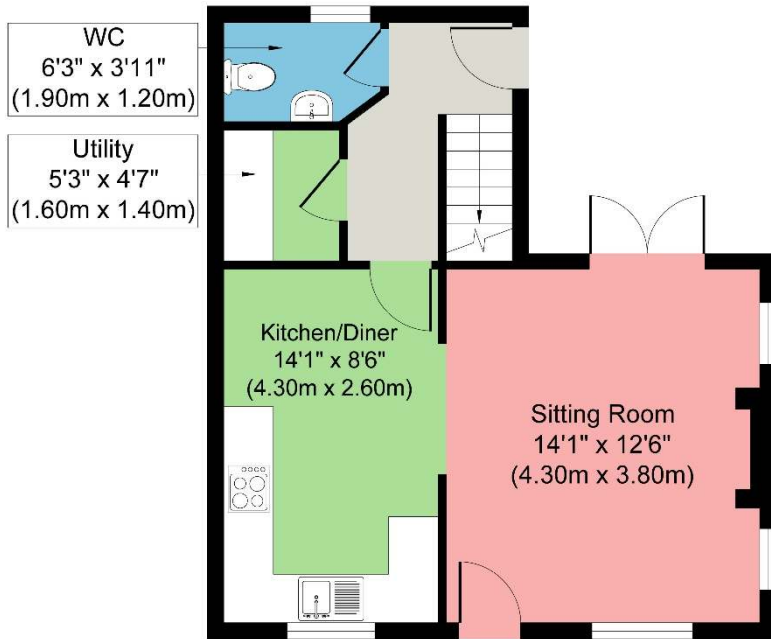
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO17 6SP.

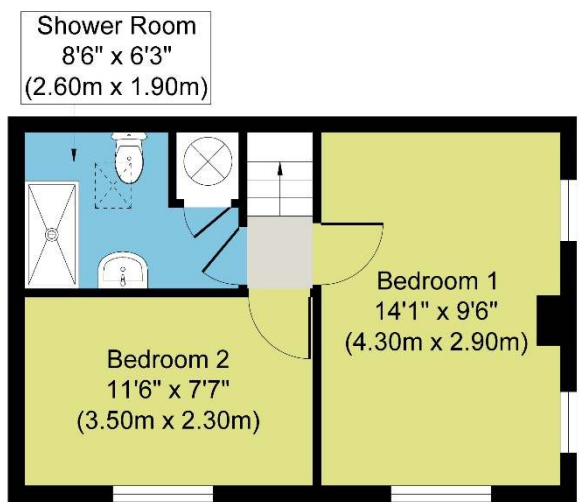
EPC Rating: Current: C74. Potential: C80.

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.



Ground Floor
Approximate Floor Area
414 sq. ft
(38.45 sq. m)



First Floor
Approximate Floor Area
301 sq. ft
(27.95 sq. 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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