

LARCH HOUSE LAUNDRY LANE, SWINTON GRANGE



A spacious, Edwardian detached house occupying a lovely plot of over one third of an acre with open views and offering four double bedroom accommodation within a picturesque setting within two miles of Malton.

Entrance hall, sitting room, study, drawing room, dining kitchen, boot room, shower room, first floor landing, four double bedrooms & house bathroom.

Scope to extend (if required) & substantial, untapped roof space with potential.

Oil-fired central heating & uPvc double-glazing.

Extensive gardens & grounds. Workshop & ample parking. Open views.

Scenic rural location within a five-minute drive of Malton.

GUIDE PRICE £695,000

Larch House is a spacious detached house set within a good-sized plot of a little over one third of an acre with ample parking and superb, open views. The property dates from 1909, originally forming part of the Swinton Grange Estate, and offers a deceptively spacious and versatile range of accommodation, which is arranged across two floors. The house has been well maintained, although it would now benefit from some cosmetic updating and the property offers considerable potential.

Its accommodation amounts to a little over 2,270sq.ft and comprises entrance hall, sitting room, study, drawing room, dining kitchen, boot room and a ground floor shower room. On the first floor there is a house bathroom and four generously proportioned double bedrooms, each one retaining their original Edwardian fireplaces and wardrobes; a large and untapped attic space offers clear potential to convert, if required (subject to securing any necessary consents).

Externally there are good-sized gardens, which enjoy a good level of privacy and sit mostly on the western side of the house. The front of the property faces due south and affords terrific views across open farmland. There is a useful workshop and extensive gravelled hardstanding on the eastern side of the house, accessed via a right of way across the neighbouring property.

Enjoying a peaceful, rural setting with far-reaching views across open countryside, Swinton Grange lies within the Howardian Hills National Landscape and is perfectly placed for the best of both worlds, lying within a five-minute drive of the excellent range of shops, restaurants and everyday amenities in Malton. The main village of Swinton is around half a mile north and benefits from a pub and sports centre.

Nearby Malton is a thriving and highly regarded market town, with an excellent range of independent shops, cafés and everyday amenities, together with a vibrant food scene that has earned it the title of Yorkshire's Food Capital. The town offers a superb blend of character and convenience, with good schools, regular markets and a welcoming atmosphere, whilst also benefiting from rail links to York and onward connections to Leeds and London.

ACCOMMODATION

OPEN-FRONTED PORCH

Front door opening into:

ENTRANCE HALL

Coving. Staircase to the first floor. Tiled floor. Cupboard housing the electric meter and consumer unit. Two radiators.

SITTING ROOM

5.4m x 3.6m (17'9" x 11'10")

Cast iron multi-fuel stove set on a stone hearth. Fireside cupboards. Coving. Dado rail. Television point. Stripped floorboards. Two casement windows to the front. Radiator.



STUDY

3.6m x 2.3m (11'10" x 7'7")

Coving. Fitted storage cupboard. Casement window to the front. Oil-fired central heating boiler.



DRAWING ROOM

7.4m x 4.8m (24'3" x 15'9")

Coving. Five wall light points. Television point. Loft hatch. French doors to the front and three casement windows to the side. Two radiators.



DINING KITCHEN

5.4m x 5.0m (17'9" x 16'5")

Range of kitchen cabinets with polished granite work surfaces, incorporating a ceramic sink unit and dishwasher. Two oven, oil-fired AGA. Electric cooker. Tiled floor. Recessed spotlights. Two casement windows to the rear and one to the side. Stable door to the garden.



BOOT ROOM

4.1m x 1.8m (13'5" x 5'11")

Quarry tile floor. Door to the rear. Two sash windows to the rear and a casement window to one side.

SHOWER ROOM

2.3m x 1.5m (7'3" x 4'11")

Corner shower cubicle, wash basin and low flush WC. Quarry tile floor. Fully tiled walls. Casement window to the rear.

FIRST FLOOR

LANDING

Coving. Casement window to the side. Loft hatch with pull-down ladder to a cavernous, part-boarded loft space with electric light.

BEDROOM ONE

5.4m x 3.6m (17'9" x 11'10")

Original period fireplace. Coving. Two fitted wardrobes. Stripped floorboards. Two casement windows to the front. Radiator.



BEDROOM TWO

5.0m x 3.4m (16'5" x 11'2")

Original period fireplace. Coving. Fitted wardrobe. Casement windows to the side and rear. Radiator.

BEDROOM FOUR

3.7m x 2.7m (12'2" x 8'10")

Original period fireplace. Coving. Fitted wardrobe. Casement window to the rear. Radiator.



BEDROOM THREE

3.8m x 3.6m (12'6" x 11'10")

Original period fireplace. Coving. Fitted wardrobe. Two casement windows to the front. Radiator.

HOUSE BATHROOM

3.8m x 1.8m (12'6" x 5'11")

White suite comprising bath, wash basin and low flush WC. Airing cupboard housing the hot water cylinder with electric immersion heater. Casement window to the rear. Heated towel rail.



OUTSIDE

The main area of garden lies on the western side of the house, with an expanse of lawn, together with shrub borders, a vegetable patch enclosed by timber sleepers and a variety of trees, including oak, cherry, box elder and silver birch. The area to the front of the house faces south, and is paved with Indian stone, along with a raised shrub border. The stone paving extends to a broad path, which runs along the side and rear of the house, where there is a timber garden shed. On the eastern side of the house is an extensive area of gravelled parking, along with a brick-built workshop and there is space to construct a garage (if required), subject to securing any necessary consents.

WORKSHOP

5.6m x 3.0m (18'4" x 9'10")

Electric light and power.



GENERAL INFORMATION

Services: Mains water and electricity. Drainage is to a newly installed sewage treatment plant. Oil-fired central heating.

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

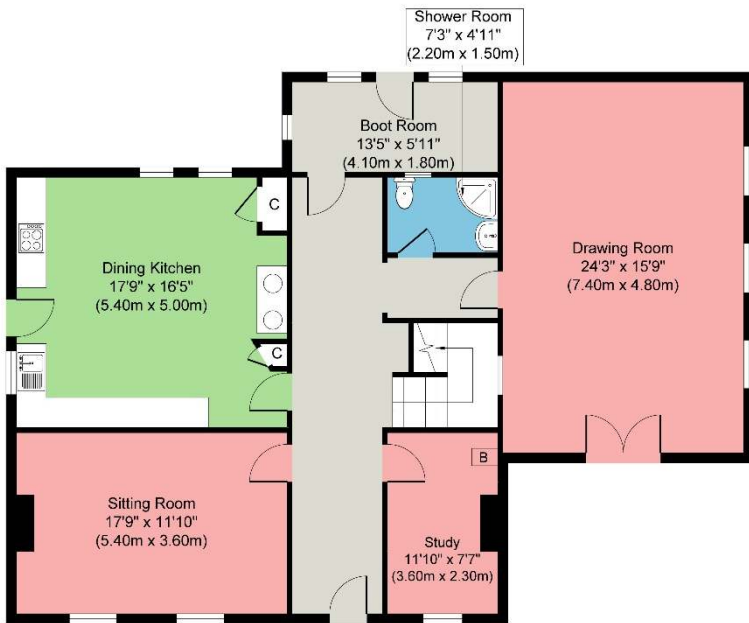
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO17 6QP.

EPC Rating: Current: F27. Potential: C71.

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
1373 sq. ft
(127.57 sq. m)



First Floor
Approximate Floor Area
899 sq. ft
(83.52 sq. m)



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