Rounthwaite R&W Woodhead

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

BLACKSMITHS COTTAGE SWINTON GRANGE, MALTON, YO17 6QT









- **Stunning Barn Conversion with beautiful gardens and countryside views**
- **Nearly 2000 sq ft of spacious accommodation**
- **Idyllic rural setting within the Howardian Hills National Landscape**
- **Immaculately presented and well appointed throughout**
- **Enclosed Parking barn with EV charging point**
- **NO ONWARD CHAIN**

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

An exceptional barn conversion forming part of the exclusive Swinton Grange Estate, enjoying beautifully landscaped gardens, far-reaching countryside views and an idyllic setting within the Howardian Hills National Landscape. Combining contemporary comfort with period charm, Blacksmith's Cottage extends to almost 2,000 sq ft and offers stylish, immaculately presented accommodation throughout.

The property includes a superb dining kitchen with bespoke fittings and marble worktops, a separate utility/boot room, and an elegant dual-aspect sitting room with doors opening onto the gardens. To the first floor are two generous bedroom suites, both with en-suite facilities, including a particularly impressive principal suite.

Externally, the property enjoys beautifully landscaped gardens to both the front and rear, with the front offering far-reaching views across open countryside. A south-facing courtyard garden provides an ideal space for outdoor dining and entertaining. The property further benefits from secure gated parking with electric vehicle charging point and additional driveway parking for several vehicles. An exceptional home in a highly sought-after rural setting, within easy reach of Malton, Castle Howard and excellent transport links.

General Information

Services: Private supply off mains water, electricity. Private drainage (Klargester bio sewerage treatment plant). Stiebel Eltron ground source heat pump system providing thermostatically controlled heating & hot water.

Tenure: Freehold

Local authority: Ryedale District Council 01653 600666, www.ryedale.gov.uk

VIEWING STRICTLY BY APPOINTMENT.





Accommodation



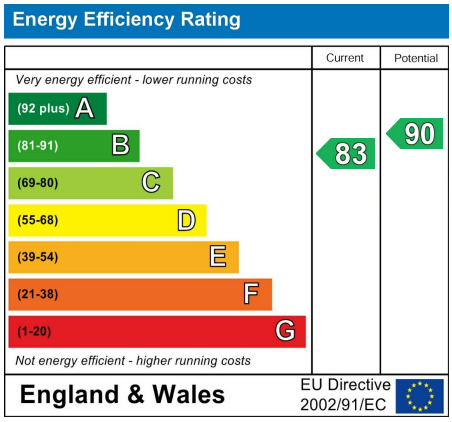
Gross Internal Area: 170.1 m² ... 1831 ft²

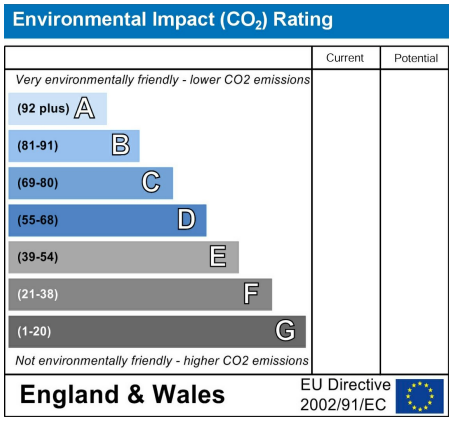
First Floor
Gross Internal Area: 71.5 m² ... 770 ft²

All measurements and fixtures including doors and windows are approximate and should be independently verified
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www.matthillier.co.uk



Ground Floor
Gross Internal Area: 98.6 m² ... 1061 ft²












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