

YEW HOUSE

Swinton Grange, Malton

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Outstanding house built in the classical style, effortlessly delivering modern luxury

Malton 2 miles • Helmsley 15 miles • York 19 miles
Yorkshire Coast 25 miles • A1M 35 miles • Leeds 46 miles
Leeds Bradford Airport 53 miles

Entrance and staircase hall • cloakroom • sitting room
• kitchen/dining/living room • utility/laundry room

3 bedrooms • 3 en suite bathrooms

Garage • driveway

Landscaped front and rear gardens

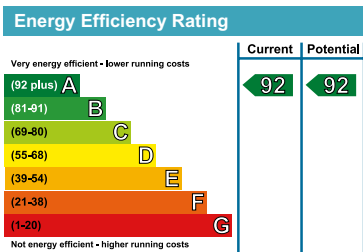
For Sale Freehold



ESTABLISHED 1992

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Yew House, Swinton Grange, Malton YO17 6QR

Approximate Gross Internal Floor Area

2145 SQ FT / 199.3 SQ M

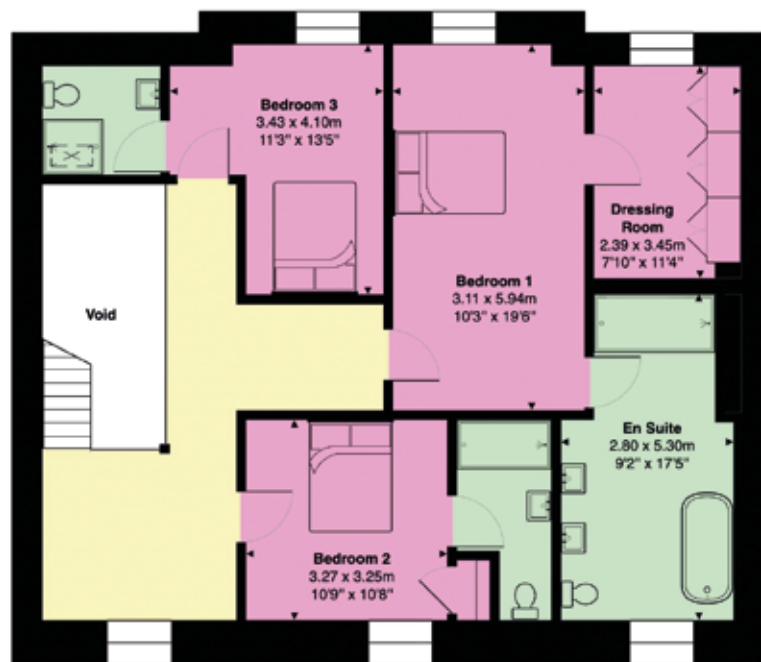
(excluding void, garage)

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



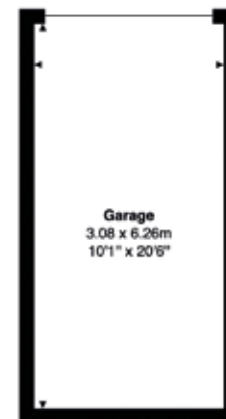
Ground Floor

Gross Internal Area: 104.9 m² ... 1129 ft²



First Floor

Gross Internal Area: 94.4 m² ... 1016 ft²



Garage

Gross Internal Area: 19.3 m² ... 208 ft²

City

Country

Coast

Yew House is a meticulously conceived modern-classic residence set within a parkland estate setting. Designed with a clear understanding of timeless architectural principles, the house combines elegant proportions and heritage influences with contemporary technology, efficiency and intelligent design.

The house enjoys a strong relationship with its surroundings, with views from both elevations and a layout designed to embrace the landscape while protecting its privacy. Every aspect of the design has been carefully crafted; from the selection of authentic heritage materials and the quality of craftsmanship to the thoughtfully planned gardens and sustainable approach to planting.

Yew House has been created to be both luxurious and practical: a

home that is efficient to operate, easy to maintain and equipped with technology designed for modern living and long-term performance.

- Semi-detached house in a private, tranquil setting
- New-build with energy efficient with an A-rated EPC
- Versatile 3-bedroom accommodation of 2145 sq ft
- Filled with natural light
- Ideal lock-up-and-leave property – secure, easy to maintain, efficient to run
- Garage and ample parking
- Located within the Howardian Hills
- 5 minutes' drive from the thriving market town of Malton with railway station
- Easy access to York, A1M, Leeds and international airports



Tenure: Freehold

EPC Rating: A

Services & Systems: Mains electricity and water. Zoned underfloor heating throughout. Solar and battery. Air source heat pumps. Private drainage. Wifi to all rooms. Security alarm system.

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any

equipment included in the sale of the property is in satisfactory order.

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.



CGI-enhanced



Yew House, completed in June 2026, forms one of ten homes within an exclusive hamlet. It sits on an east-west axis with privacy from neighbouring properties and beautifully landscaped gardens on both sides. The landscaping has been designed to work with the orientation of the house, maximising natural light and creating welcoming spaces to sit, relax and enjoy the changing outlook throughout the day.

The house is characterised by high ceilings, elegant room proportions and carefully detailed architectural features. Traditional-style fireplaces, multi-paned floor-to-ceiling picture windows, deep skirting boards, handsome architraves and an authentically 'period' staircase with timber panelling, turned spindles and a polished mahogany handrail with volute and bullnose step reflect the attention to detail throughout. Extensive bespoke cabinetry on

both floors provides consistency of design and craftsmanship across the home.

The property is powered by green energy and combines strong environmental performance with ease of everyday operation. Well-planned utility spaces, underfloor heating, strategically positioned power points and recessed lighting throughout demonstrate a practical and considered approach to modern living along with an understairs walk-in cupboard and separate cloakroom.

The kitchen/dining/living room is dual aspect, with a leafy outlook on both sides and French doors opening onto the gardens. The 32 ft room provides generous space for dining and has a relaxed seating area centred around an app-controlled real-flame linear electric fire. The handmade fitted kitchen features a larder cupboard, freestanding island and a full





complement of luxury appliances, including a Range cooker with induction hob flanked by recessed alcoves - one example of the attention to detail that runs throughout the house. The twin sink is positioned beneath the window overlooking the olive tree standing centrally in the courtyard.

Adjacent is a large utility room with a sink, provision for an overflow drinks fridge and wall-to-wall cabinetry providing boot room and cloak storage, while housing the solar and hot water systems.

The superb sitting room features a Dunsley wood-burning stove set within a Portuguese limestone fire surround, with wide floor-to-ceiling sash windows providing views west across the garden.

A large window brings natural light into the generous first floor landing area with a reading corner giving far-reaching views towards the broad-leaved tree canopy.

The principal bedroom suite includes a generous dressing room with elegant wall-to-wall cabinetry and a bathroom featuring a walk-in wet room shower with rainfall fitting, a roll-top bath with freestanding shower and a twin-sink vanity unit set within a single quartz worktop.

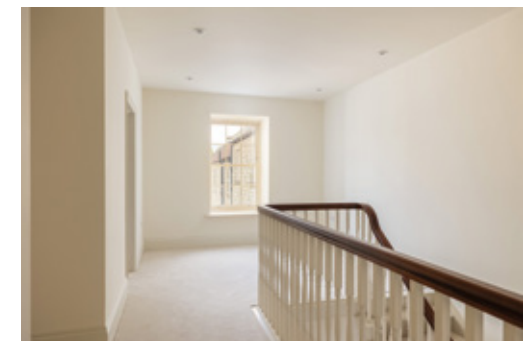
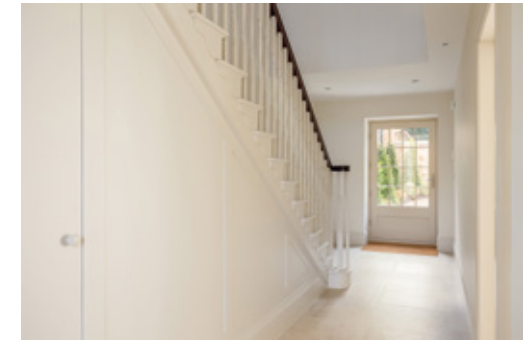
Two further double bedrooms suites complete the first-floor accommodation. All three en suite bathrooms are designed in a muted palette with luxury fittings, tiled finishes and demisting mirrors with integrated LED lighting.

An attic is accessed via a hatch with a drop-down ladder.

Outside

The tarmacadam drive sweeps through Swinton Grange before arriving at the gravelled driveway, bordered by estate fencing and mature Portuguese Laurel hedging. A brick-built garage with pitched slate roof and decorative finial has an electric roller shutter door, water supply, power and lighting.

To the front of the house, a French limestone paved patio faces west across a curved lawn bordered by flowering climbers and year-round structural planting, including clipped and topiarised shrubs. To the rear, the courtyard garden is entirely private, enclosed by high brick and stone walls that create a sheltered microclimate, with sunlight reflected from the mellow stone and gravel surfaces.



Clipped yew hedging encircles a mature olive tree, while a paved area takes advantage of the morning sun. The air source heat pump is discreetly concealed behind mature hedging, and a secure garden gate provides practical access through a side ginnel for gardeners, contractors and refuse collection.

Environs

Swinton Grange lies just outside Malton on the eastern edge of the Howardian Hills, set within the countryside between the Vale of York, the Yorkshire Wolds and the North York Moors.

The approach from Malton follows the elegant, tree-lined Castle Howard Road, associated with Lord Rothschild's former ownership and influence on the historic landscape. A countryside walk from Swinton Grange to Malton via the footbridge takes approximately 45 minutes.

The position is distinctly rural - five miles from Castle Howard - yet also conveniently a few minutes' drive from the market town of Malton with its railway station providing regular services to London Kings Cross and Manchester via York. The historic city of York can be comfortably reached within half an hour by car with the retail outlets on the ring road even more convenient. The A1(M) and national motorway network are accessible to the south of York.

Directions

From Malton, take the Castle Howard Road, turning right down Swinton Lane. The drive into Swinton Grange is the second on the left. Keep to the right and follow it around to Yew House in the far corner.

What3words: ///with.simulates.recently

Viewing

Strictly by appointment.



ESTABLISHED 1992



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