

# SWAN HOUSE

Keld Head, Pickering



## SWAN HOUSE

**Attractive detached house bordering  
Pickering and the North York Moors**

*Pickering 1 mile • Kirkbymoorside 6 miles • Malton 9 miles  
Helmsley 17 miles • Scarborough 18 miles • York 25 miles*

Open porch • entrance and staircase hall • cloakroom/wc  
• 2 reception rooms • conservatory • kitchen/breakfast  
room • utility room

Principal bedroom with en suite shower room • 3 further  
bedrooms • house bathroom

Detached garage • parking space

Private courtyard garden

For Sale Freehold

**Blenkin**  
& Co

ESTABLISHED 1992

Priestley House, 36 Bootham

York, YO30 7BL

[sales@blenkinandco.com](mailto:sales@blenkinandco.com)

01904 671672

[blenkinandco.com](http://blenkinandco.com)

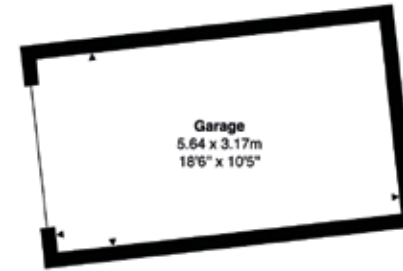
# Swan House, Keld Head, Pickering, YO18 8LL

## Approximate Gross Internal Floor Area

1708 SQ FT / 158.7 SQ M

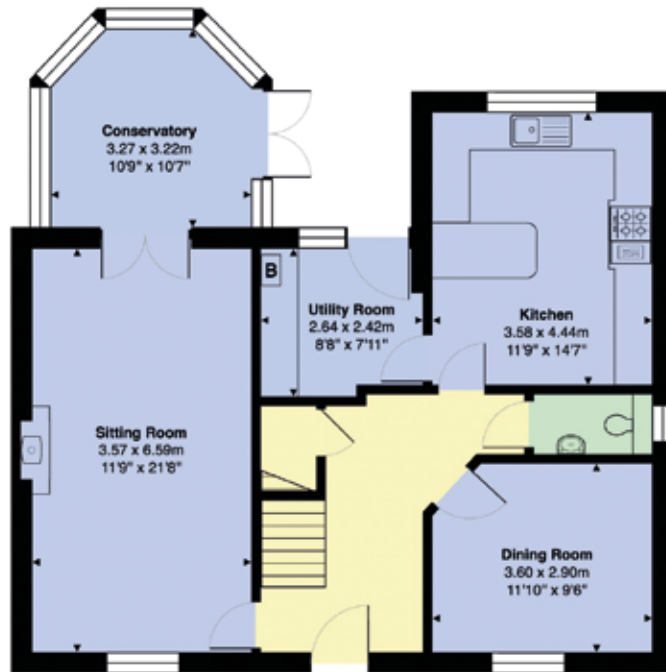
(excluding garage)

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



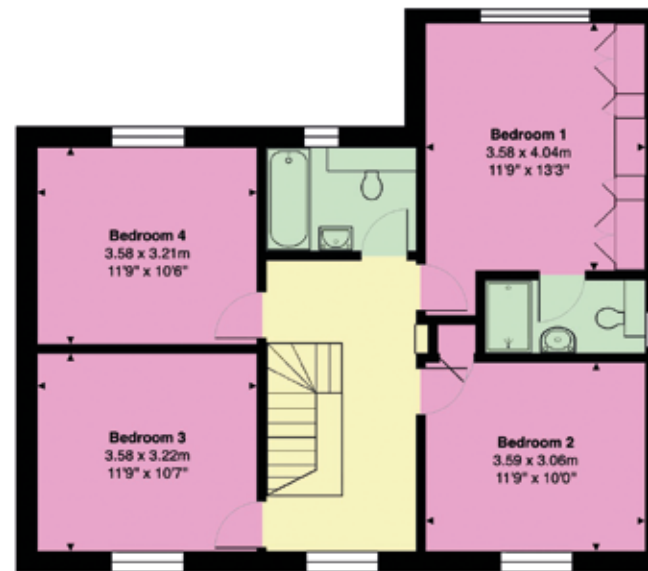
**Garage**

Gross Internal Area: 17.9 m<sup>2</sup> ... 193 ft<sup>2</sup>



**Ground Floor**

Gross Internal Area: 85.9 m<sup>2</sup> ... 925 ft<sup>2</sup>



**First Floor**

Gross Internal Area: 72.7 m<sup>2</sup> ... 783 ft<sup>2</sup>

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			
		71	79

City

Country

Coast

Swan House is a detached house discreetly set back from the road on the western edge of Pickering, overlooking the pond from which the hamlet of Keld Head takes its name. The property offers well-proportioned accommodation extending to over 1,580 sq ft, together with a private courtyard garden and detached garage.

The location combines convenient access to the amenities of Pickering with immediate access to surrounding countryside on the southern edge of the North York Moors.

- Detached, double-fronted house built 2001
- 1580 sq ft including 4 bedrooms
- Energy-efficient modern construction (EPC rating C)
- Attractive, walled courtyard garden
- Detached garage with parking in front
- Rural hamlet with countryside on the doorstep
- On the western edge of Pickering
- Accessible to road and rail networks



**Tenure:** Freehold

**EPC Rating:** C

**Council Tax Band:** E

**Services & Systems:** All mains services. Gas central heating. Water meter.

**Important Notes:** The property has ownership of the block-paved driveway. A neighbouring property has a vehicular and pedestrian right of way over part of the drive for access purposes only. The right does not permit parking on the driveway.

**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](http://www.northyorks.gov.uk)  
Conservation Area

**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.



Swan House is constructed with stone-clad elevations beneath a pantile roof and multi-pane sash windows, in order to blend seamlessly with the vernacular architecture. The accommodation is arranged around a central hallway with the principal reception rooms positioned on either side. The front door incorporates a stained-glass swan motif, while traditional internal features include panelled doors, coving, dado rails and skirting boards.

The country-style kitchen breakfast room enjoys an outlook across the garden and is fitted with handmade units, a peninsula island breakfast bar and range cooker. A utility room adjoins the kitchen and provides direct access to the courtyard, while a separate dining room offers additional space for formal entertaining.

The dual-aspect sitting room extends to over 21 ft and features a gas stove set within a herringbone brick recess beneath a carved fire surround. Glazed double doors open into the conservatory which is positioned to enjoy an outlook across the walled garden.

On the first floor, a naturally well-lit landing, with windows to both front and rear elevations, gives access to four double bedrooms and the house bathroom. The principal bedroom includes fitted mirrored wardrobes, drawers and a dressing area, together with an en suite shower room.



## Outside

The block-paved drive sweeps around to the detached single garage with a pitched pantile roof, equipped with an electric up-and-over door, power, light and storage above. In front is a parking space and an outside tap.

To the front, the property is screened from the road behind a stone wall and long-established hedge. An arch planted with clematis and climbing rose frames the garden path, which passes borders planted with shrubs, perennials and spring bulbs before reaching the front entrance.

Accessed directly from the house is an enclosed sunken courtyard garden bounded by stone walls topped with wrought iron railings and adorned with wisteria, providing a stunning backdrop in early summer. The garden is beautifully landscaped for sitting out, laid with flagstones intersected by a curved brick pathway, a stone water trough and raised brick beds planted with colourful perennials. An external tap is positioned on the outside wall and a garden gate beneath a vine-covered arch gives access to the driveway and garage.





## Environs

Swan House faces the pond, a natural feature with clear waters that flow into the nearby beck. It has shaped both the landscape and character of Keld Head for centuries, and its name derives from the Norse word kelda, meaning 'spring'.

Public footpaths from Keld Head provide access to the surrounding countryside, with the North York Moors National Park lying immediately to the north. Pickering offers a range of day-to-day amenities together with primary and secondary schooling, a swimming pool, sports centre and the North Yorkshire Moors Heritage Railway.

The A64, approximately eight miles to the south, provides road links to York, Leeds and the wider motorway network. Beyond the A64, the market town of Malton offers additional amenities including a hospital, cinema and railway station, with connections to the East Coast Main Line at York and direct services to London King's Cross and Manchester Airport.

## Directions

From Pickering head along Westgate to Keld Head and the house can be seen on the right hand side opposite the pond.

**What3words:** ///bitters.inspected.momentous

## Viewing

Strictly by appointment.





# Blenkin & Co

ESTABLISHED 1992



**Important notice** 1. No description or information given about the property or its value, whether written or verbal and whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, property spec and video highlights:** June 2026. Brochure by wordperfectprint.com

