Rounthwaite R&W Woodhead

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

THE OLD CHAPEL HIGH STREET, SWINTON, MALTON, YO17 6SL

- **Wonderful Chapel conversion**
- **Four bedrooms and three bath / shower rooms**
- **Much improved and well maintained**
- **Substantial, flexible accommodation**
- **Popular village location**
- **Good sized gardens**

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

The Old Chapel offers the rare opportunity to own a striking home totalling in excess of 3600 sq ft with the history and wonderful features expected of such a property yet with smart, green credentials ordinarily associated with a more modern build.

Set in the popular village of Swinton, less than two miles from the market town of Malton which boasts a range of amenities and is well connected via rail to York with direct links to both Kings Cross and Edinburgh in under two hours. This is an ideal location for those hoping for a taste of rural living whilst remaining well-connected; York is easily commutable and there are good choices in the local area for both primary and secondary schools.

An entrance porch opens on to the large, impressive open plan living space which offers huge flexibility for living and dining areas centred around the many beautiful original features. The Kitchen area is fitted with a range of quality solid units with premium integrated appliances. Beyond is an ideal breakfast area with views through the bi-fold doors over the garden and open countryside. The practicalities are covered with a large utility / boot room and laundry room to the rear. To the first floor are four double bedrooms with a four piece en suite to the master, a further shower room to bedroom two and house bathroom.

The many benefits added have future-proofed the property including conversion to a whole house Air Source Heat Pump system for heating and hot water with specialist radiators and underfloor heating and improved insulation throughout. Fibre broadband combined with a Ubiquity Unifi system is ideal for those working from home.

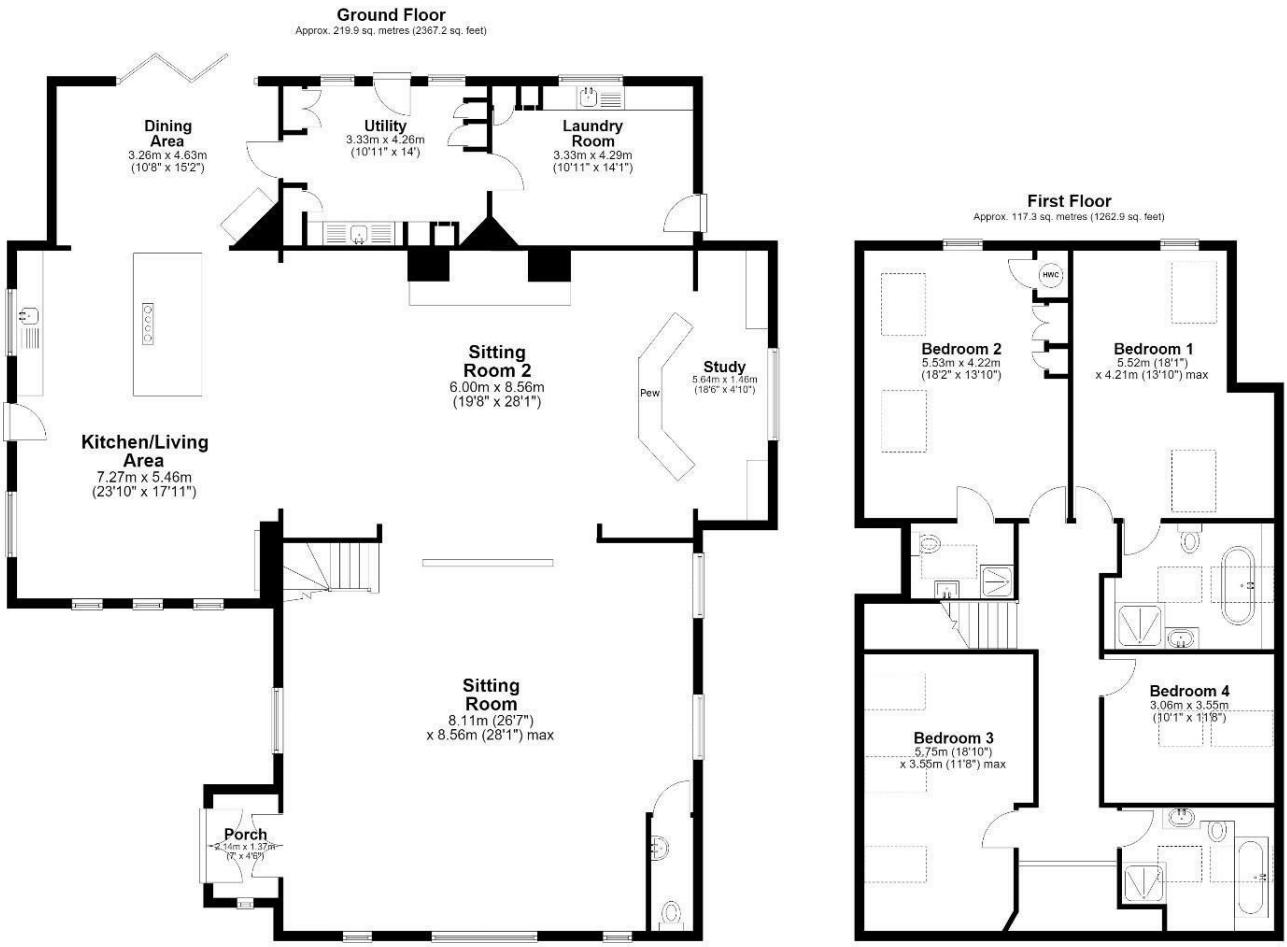
The current owners improved the existing plot with an additional piece of land so the garden is a great size with lawned areas, mature shrubs and plants and a range of fruit trees as well as a raised seating area. The property also benefits from ample driveway parking with two EV charging points and several storage areas.

General Information

Mains water, electricity and drainage - Air source heating and hot water - Largely Double Glazed

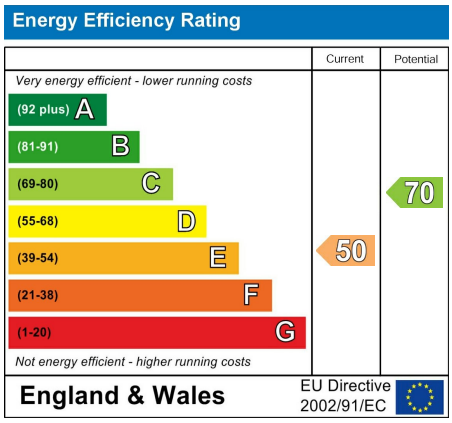
Viewing: Strictly by appointment

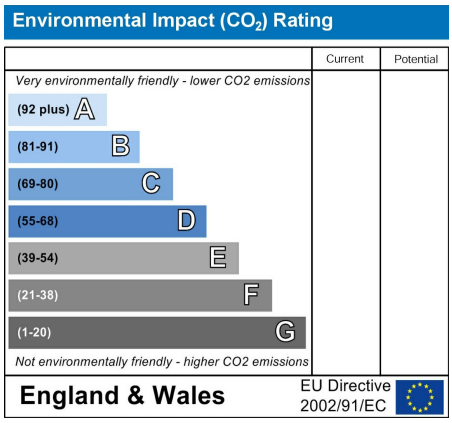
Accommodation



Total area: approx. 337.2 sq. metres (3630.0 sq. feet)

The Old Chapel, Swinton





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