

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**

PRICE GUIDE £675,000

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

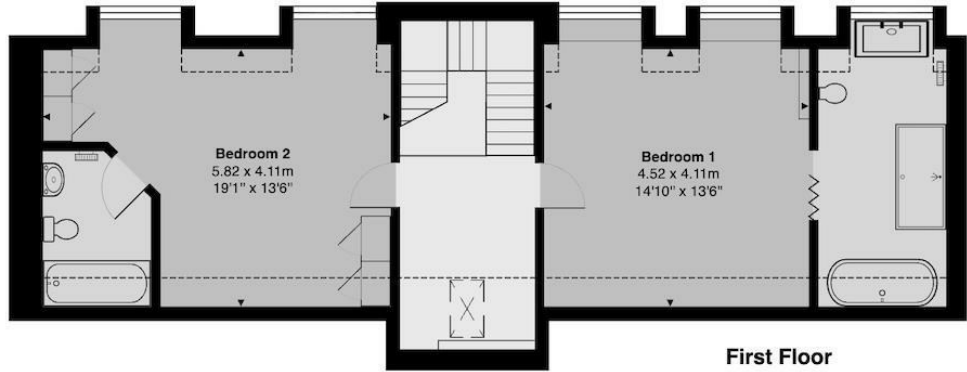
A beautifully appointed two-bedroom barn conversion forming part of the exclusive Swinton Grange Estate, set within the rolling countryside of the Howardian Hills just outside Malton. Blacksmith's Cottage combines contemporary design with period character, offering stylish and well-proportioned accommodation extending to nearly 2,000 sq ft. 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



Accommodation



First Floor

Gross Internal Area: 170.1 m² ... 1831 ft²

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

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			
England & Wales		83	90
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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