



Swallow Lodge Thicket Grove Thorganby  
York, YO19 6EN  
**£1,150,000**

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Swallow Lodge is a substantial family home offering a wealth of versatile accommodation, positioned in a conservation village close to York.

The grounds enable the country lifestyle with the benefit of easy access to city life and travel links. It's setting boasts superb views over open fields, woodland and nature reserve offering a picturesque backdrop that evolves with the seasons. The conservation area and nature reserve give protection against wind turbines, solar farms, quarries and pylons. In addition, although within easy reach of major road networks, no road roar can be heard. The 4 acre grounds offer lawned area with summer house, sheltered patio area, equestrian facilities and 12 berth campsite. The campsite is discreetly positioned with its own entrance and used throughout the year. Its unique selling points being amazing sunsets, open dark sky, wildlife and tranquillity. It attracts those seeking peace and quiet.

The equestrian facilities include 3 paddocks, 2 stables, hay barn, tack room and arena. Easy access down a country lane to Escrick Park Estate for off road riding and cross country course is a massive asset for those with horses.

The property provides extremely spacious living accommodation comprising; entrance hall, large living room, formal dining room, snug, study, dining kitchen, pantry, butlers pantry, large games room, 4 bedrooms with one ensuite and dressing room. The annex can be configured to provide 2 bedrooms with ensuite or 1 bedroom with living space.

To the outside is a large driveway providing ample off street car parking leading to an integral double garage and formal lawned gardens. Additional rear access to the property from Westfield Lane.

### Property Details:

#### Entrance Hallway

#### Cloaks/WC

#### Sitting Room

17'11 x 14'7 (5.46m x 4.45m)

#### Dining/Garden Room

14'1 x 9'7 (4.29m x 2.92m)





**Study**  
12'10 x 9'5 (3.91m x 2.87m)

**Snug**  
13'5 x 11'0 (4.09m x 3.35m)

**Kitchen/Diner**  
16'1 x 14'5 (4.90m x 4.39m)

**Inner Hallway**

**Utility Room**

**Games Room**  
17'7 x 16'7 (5.36m x 5.05m)

**Cloaks/WC**

**Bedroom With Dressing Room & En-Suite**

14'7 x 11'1 (4.45m x 3.38m)

**Bathroom**

**Bedroom**  
9'5 x 9'2 (2.87m x 2.79m)

**Bedroom**  
9'3 x 8'2 (2.82m x 2.49m)

**Bedroom**  
12'5 x 10'10 (3.78m x 3.30m)

**Bedroom With Dressing Room & En-Suite**

14'2 x 10'7 (4.32m x 3.23m)

**Annex/Bedroom 6**  
16'11 x 16'7 (5.16m x 5.05m)

**Shower Room**

**Formal Gardens**

**Integral Double Garage**  
22'4 x 13'7 (6.81m x 4.14m)

**Note**

The owners have advised the agents on the size of the plot and purchasers should seek verification on this.



# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>69</b>
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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