

SWAN LANE HOUSE
KNAYTON, NORTH YORKSHIRE YO7 4AS



A Particularly Attractive, Well Laid Out & Spacious Very Conveniently Located, Substantial Three Double Bedroomed Stone Built Semi Detached Village Residence Standing in Attractive Grounds & Gardens in a Much Sought After Highly Desirable North Yorkshire Village, Very Convenient for the A.19. Grade II Listed Dating from Late 1600's with Later Additions

- Tremendous Scope for Updating & Modernisation
- Superb Landscaped Grounds & Gardens
- Idyllic North Yorkshire Village Location
- Well Laid Out, Very Spacious Accommodation
- Grade II Listed
- Detached Garage & Dog Run
- Extensive Hardstanding
- Convenient for the A.19

New Price: Offers in the Region of : £350,000

Swan Lane House, Knayton, North Yorkshire YO7 4AS

SITUATION

York	25 miles	Thirsk	4 miles
A.19	¼ mile	Northallerton	6 miles
Teesside	20 miles	Darlington	22 miles
Wetherby	28 miles		

The property is situated on Swan Lane in the much sought after and highly desirable rural village of Knayton on a generous sized plot nicely set back from the minor road in a superb slightly elevated position and the village enjoys excellent access to adjacent open countryside with the locally renowned villages of Upsall, Kepwick, Cowesby and Borrowby within easy distance. The village of Knayton enjoys the benefit of school, public house and very good and convenient access onto the A.19. Additionally, the locally renowned village of Borrowby is within walking distance where further public house and restaurant are to be found.

The property is within convenient travelling distance of Thirsk and Northallerton which boasts a comprehensive range of educational, recreational and medical facilities together with good market town shopping and excellent access via the main arterial road networks of the UK including the A.1.

Additionally, Northallerton enjoys a main line train station bringing London within 2 ½ hours commuting time and additionally via the Transpennine Line that calls at this station there is direct access to Newcastle, Middlesbrough, York, Leeds and Manchester Airport. There is an International airport at Teesside. Additional market town shopping can be found at Darlington, Richmond, Stokesley and major centres of commerce can be found at Darlington, York, Middlesbrough and Teesside.

There are numerous leisure activities in and around the area with the area itself being particularly popular for walking, cycling and riding whilst the pursuits of golf, rugby, football and leisure centres are to be found in Thirsk and Northallerton.

AMENITIES

Schools - The area is well served by good state and independent schools with local primary schools at Knayton, South Kilvington as well as at Thirsk and Northallerton. Comprehensive schools at Thirsk, Northallerton, Stokesley, Richmond and York whilst independent schools can be found at Yarm, Teesside High, Ripon Grammar, Polam Hall at Darlington, Ampleforth and Queen Mary's at Baldersby.

Racing - Thirsk, York, Ripon, Catterick, Sedgefield, Beverley and Doncaster.

Golf - Romanby (Northallerton), Thirsk, Bedale, Catterick, Darlington and Masham

Equine - The property sits in an area with excellent hacking and a good system of bridleways.

Leisure Centres - Within the Northallerton and Thirsk area there are useful leisure centres and leisure pools and a good system of cycle ways.

DESCRIPTION

Swan Lane House comprises a stone built with clay pantile roof substantial three bedroomed semi detached village residence of character and distinction, originally dating from the late 1600's with later additions and enjoying stone lintels and mullions, multi paned windows and standing in a slightly elevated position with particularly attractive landscaped gardens to front and rear with the front enjoying natural laid stone flagged pathways with inset shrubberies. Access through wrought iron gate from the minor road onto the walkway. Numerous inset mature

shrubs. To the rear the property enjoys well laid out and grounds and gardens together with extensive hardstanding area, double garage and present a concrete based dog run. The grounds and gardens have to be seen to be appreciated.

Internally the house which is believed to have originally dated from the late 1600's with later additions, is predominantly stone built with pantile roof. There is a small brick built extension to the rear and the property retains tremendous scope for further extension subject to the necessary planning permissions. Internally the property is in need of updating and modernisation but offers tremendous potential for a substantial family home and the property retains a host of original features. Truly the property needs to be viewed to be appreciated. It has been well maintained by the present owners.

There may be scope for an additional dwelling within the grounds and gardens subject to the necessary planning permissions and building regulations, however the property as it currently stands does offer a very attractive residence with excellent grounds and gardens.

Internal inspection recommended.

ACCOMMODATION

In through hardwood front door into:

Reception Hall 5.84m x 3.78m (19'2" x 12'5")

With a quarry tiled floor. Heavily beamed ceiling. Built in window seat. Ceiling light point. Floor mounted Creda night storage heater. Stone mullion window to rear with rear access door to side. BT Openreach point. Door through to Inner Hallway, door through to:

Sitting Room 5.49m x 4.79m (18' x 15'9")

Into distinctive inglenook fireplace with heavy oak beam mantel shelf, central steel support, natural Yorkshire stone base. Exposed stone back with hearth mounted wood burning stove. Heavily beamed ceiling. Centre ceiling light point. Two wall mounted night storage heaters. Built in window seat looking onto the front garden. Chimney breast curtain fronted alcove store cupboard. TV point. Multi paned door out to:

Rear Entrance / Freezer Room 3.88m x 2.44m (12'9" x 8')

With multi paned opaque glazed door to outside. Rear triple framed window. Centre ceiling light point. Door through to:

Pantry 2.25m x 1.06m (7'5" x 3'6")

Shelved with a ceiling light point. Opaque glazed window to side.

From the Entrance Hall quarry tile steps up to:

Inner Hallway 1.90m x 0.98m (6'3" x 3'3")

With mosaic tiled floor. With a wall mounted night storage heater. Wall light point. Stairs to first floor. Archway through to:

Living Kitchen 7.37m x 4.77m (24'2" x 15'8") narrowing to 3.12m (10'3")

Kitchen area enjoys an attractive range of honeyed pine solid base cupboards topped with tiled work surfaces with an inset Belfast sink with wooden drainer to side. Space and plumbing for washing machine. Space for fridge. Centre ceiling light track. Beamed ceiling. Exposed and polished wood floor.

Living and Dining area enjoys the benefit of plinth mounted electric Aga with heavy beam over. The main room has centre ceiling light point. Built in window seat. Useful chimney breast alcove shelved store cupboards.

From the Inner Hallway there are stone steps down to:

Cellar

3.20m x 2.59m (10'6" x 8'6")

With a quarry tiled floor. Former coal chute.

From the Hallway are stairs up to:

Half Landing

With a built-in window seat with panels to side. Multi paned window looking out onto rear. Continuation of stairs with ornate carved spindles topped with a pine balustrade leading on to:

First Floor Landing

4.79m x 1.85m (15'9" x 6'1") max into recess suitable for sitting

Picture window. Pine door giving access into the airing cupboard with lagged cylinder and immersion heater and shelved storage over. Part panelled walls. Access to:

Master Bedroom

4.93m x 4.95m (16'2" x 16'3")

With a central beam. Windows to front and rear. Centre ceiling light point. Pedestal wash basin with mirror splashback. Original chimney breast with painted surround and mantel shelf. Built in chimney breast alcove triple and double wardrobes with pine doors, shelving and hanging. Wall mounted Creda night storage heater.

Bedroom No. 3

3.73m x 2.91m (12'3" x 9'7")

With part stained and polished panelled walls, part original exposed beamed walls. Windows to front. Ceiling light point.

Off the main landing are steps up to:

L Shaped Upper Landing

Giving access to:

Bedroom No. 2

4.59m x 4.84m (15'1" x 15'11") max overall

With a beamed ceiling. Wall mounted Creda night storage heater. Built in window seat. Views over front garden. Telephone point.

T Fall Bathroom

3.10m x 2.84m (10'2" x 9'4") overall

Suite comprising pine panelled shell edged enamelled bath. Matching shell edged pedestal wash basin with tiled splashback. Additional shell edged wall mounted wash basin and WC with a shell edged cistern. Built in shelved display area. Two ceiling light points. Creda night storage heater.

Outside

Access through wrought iron gate from the minor road onto the walkway. Numerous inset mature shrubs.

At the rear, in off the lane through twin five bar gates onto a good area of hardstanding which is gravelled and then to the rear of the property is tiered gardens with steps up to the rear door and into the rear entrance. The rear of the property has tremendous views out over the grounds and gardens. Double garage. Proceeding past the garage leading onto a flagged patio/seating area looking over the rear gardens which are heavily shrubbed with a central area of lawn. Post and panel fence at the rear. Numerous established shrubs and bushes etc. Leylandii hedging at the rear.

In front of the garage is:

Dog Kennel & Run

Concrete padded with corrugated ceiling and has mesh around.

Double Garage

5.49m x 5.49m (18' x 18')

Concrete sectioned. Twin doors to front, pedestrian door to side. Side window.

GENERAL REMARKS & STIPULATIONS

VIEWING - Strictly by appointment through Northallerton Estate Agency – Tel: 01609 771959.

SERVICES – Mains water, electricity. Solid fuel heating. Mains drainage.

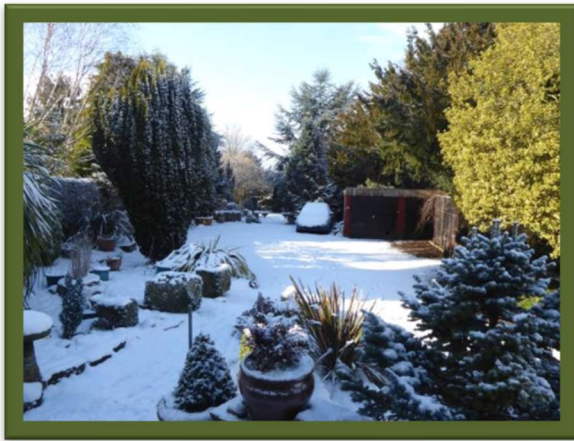
TENURE - Freehold with Vacant Possession upon completion.

METHOD OF SALE - By Private Treaty.

LOCAL AUTHORITY - Hambleton District Council, Civic Centre, Stone Cross, Northallerton – Tel: 01609 779977.

COUNCIL TAX BAND – The Council Tax Band is E.





COMMITMENT

Northallerton Estate Agency does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff have undergone training and follow set procedures, but it is not possible for us to guarantee that everything written in our sales particulars is accurate. Please note that unless stated otherwise:

- These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification
- These particulars are set out as a general outline only for the guidance for intending purchasers and do not constitute, nor constitute a part of, an offer or Contract.
- All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendor or his/her Agents.
- We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee.
- Any plans may not be to scale and are for identification purposes only.
- Items included in the written text are included in the sale. All others are excluded regardless of their inclusion of any photograph.
- You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major importance to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.

N252 Printed by Ravensworth 01670 71330