



8 EMERSON CLOSE
Swainby, Northallerton



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Northallerton, Yorkshire, DL6 3EL

A highly specified and immaculately maintained, substantial and flexible detached home with up to seven bedrooms. Situated perfectly, tucked away in the heart of the highly desirable Swainby village.

Entrance Hall * Cloakroom/W.C. * Living Room * Family Room/Bedroom * Study/Bedroom * Open-Plan Modern Kitchen and Dining Room * Utility Room * Up to Four Flexible Ground Floor Bedrooms * En Suite to Master Bedroom * Three First Floor Bedrooms * Luxurious Family Bathroom * Separate Shower Room

Rear Lawned Gardens with Planting * Private Front Gardens * Patio Area Adjacent to Living Room and Family Room * Large Block-Paved Driveway for Several Vehicles * Double Garage



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Situation and Amenities

Swainby sits just inside the North Yorkshire Moors National Park, with Scugdale Beck running through the village against the backdrop of the Holy Cross Church. The characteristics of the village and surrounding area consist of traditional Yorkshire dry stone walls, sweeping hills, sheep, heather and moor land. There is a local shop, tea room, The Rusty Bike Cafe and two pubs, both serving food. The Cleveland Way and National Cycleway pass through the village and there are a number of bridle paths close by.

Stokesley 5 miles, Northallerton 8 miles, Middlesbrough 14.5 miles, Darlington 20 miles (distances are approximate). Excellent road links to the A19, A66 and A1 providing access to Teesside, Newcastle, Durham, York, Harrogate and Leeds. Direct train services from Northallerton and Darlington to London Kings Cross, Manchester and Edinburgh. International airports: Teesside International, Newcastle and Leeds Bradford.

Description

A cleverly designed and flexible family home, positioned on a substantial plot in the heart of this popular village. With a generous 2,400 sq ft of both ground and first floor accommodation, there are plenty of options to personalise to your own requirements. The property is highly specified throughout with luxurious bathrooms and a full range of modern fixtures and fittings including practical and efficient under-floor heating on the ground floor, which has been finished with Karndean.





Accommodation

Upon entering the property, the impressive reception hall opens out in front of you, giving an immediate feel of the scale of this spacious home. A left turn from here takes you through to the open-plan family kitchen and dining room, which is fully fitted with all a modern family needs, offering plenty of storage options and space for a large dining table. The adjacent utility room is ideally situated for all those essential items and with a back door to the gardens and driveway, is perfect for your shoes or your dog after a walk around the local countryside.

The light and airy living room has double doors out to the garden and an impressive central fireplace to enjoy on a cosy night in. A family room or bedroom on the ground floor also benefits from doors out to the gardens. The ground floor study could also double up as a bedroom if required and the cloakroom / w.c will mean your guests' needs are catered for.

The luxurious master bedroom suite overlooks the gardens and has fully fitted, high specification furniture and an en suite which will feel like the perfect haven. A further double bedroom on the ground floor, again with fully fitted furniture, is positioned overlooking the front gardens.

The ground floor accommodation is serviced by a stunning family bathroom with free-standing bath and a separate shower.

The first floor provides a shower room and three substantial double bedrooms, one of which has been fitted with air conditioning to help on those warm summer nights.



Externally

Positioned in the centre of a good-sized plot, the property enjoys private front gardens accessed via a front gate. The rear gardens are laid mainly to lawn with a variety of planting and a mature, neatly pruned apple tree. The garden space offers several seating options and a patio area immediately adjacent to the living and family rooms: ideal for entertaining outdoors.

Garage and Parking

Accessed via Garbutt Lane, double gates at the rear open to offer a number of parking options, with an electric vehicle charging area and detached double garage with electric doors and courtesy access to the garden.

Tenure

The property is freehold and will be offered with vacant possession on completion.

Viewings

Strictly by appointment with GSC Grays of Stokesley. Telephone 01642 710742

Local Authority

Hambleton District Council. Council tax band F.

Services

Mains electricity, water and drainage. Oil fired central heating.

Particulars and Photographs

Particulars prepared September 2022.

Photographs taken September 2022.

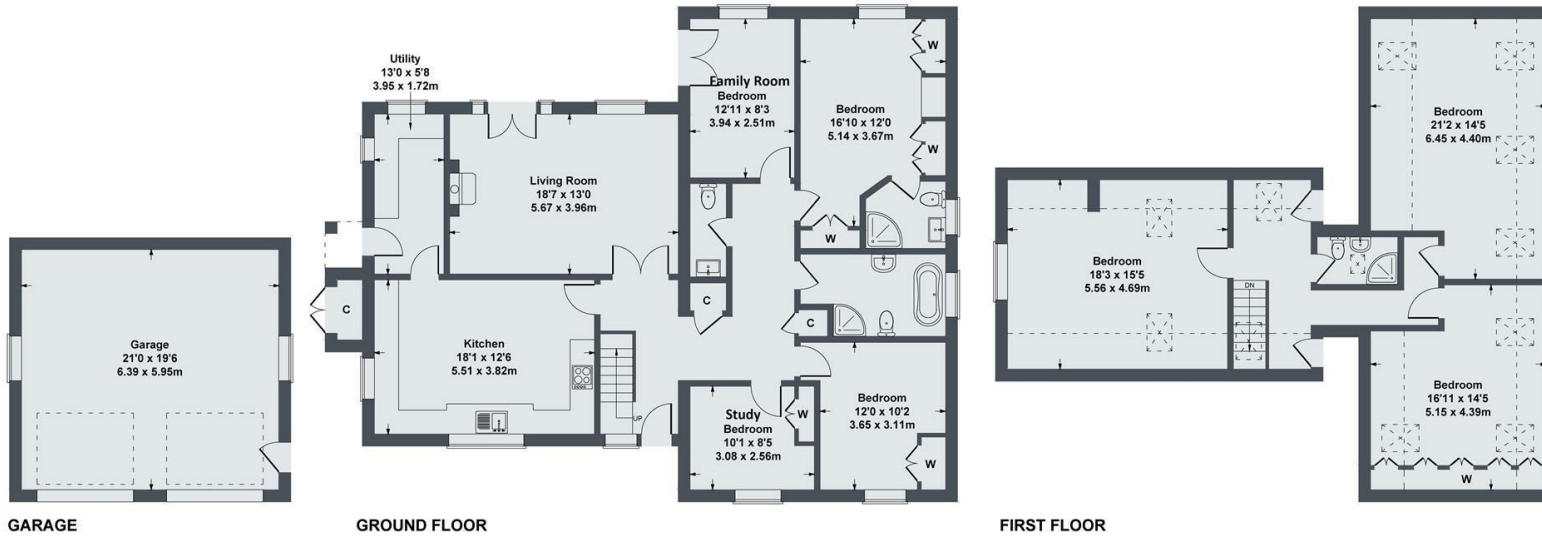
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8 Emerson Close, Swainby

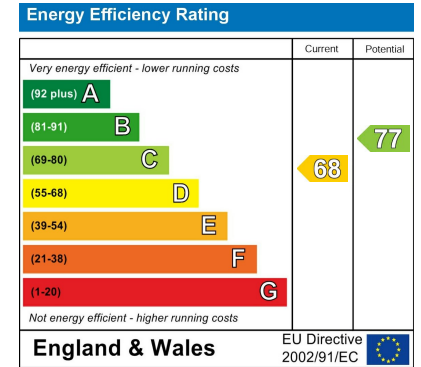
Approximate Gross Internal Area
2852 sq ft - 265 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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