



MOOR VIEW

Shepherd Hill, Swainby, Northallerton, North Yorkshire



MOOR VIEW

SHEPHERD HILL, SWAINBY, NORTHALLERTON,
NORTH YORKSHIRE DL6 3DN

AN OUTSTANDING, FOUR BEDROOM FAMILY HOME WITH DOUBLE GARAGE AND GARDENS, LOCATED ON THE EDGE OF SWAINBY VILLAGE WITH AN ENVIABLE, UNINTERRUPTED VIEW TO THE CLEVELAND HILLS

Accommodation

Entrance Lobby • Large Living Room and Family Room (Formerly Two Rooms)
Open-Plan Kitchen and Dining Room with Views • Study • Snug • Utility Room
Master Bedroom with En Suite • Three Further Double Bedrooms
Family Bathroom

Externally

Large, Gated Gravel Driveway with Turning Area • Double Garage with Mezzanine Storage • Store/Gym • Gardens with Stunning Views • Small Orchard



GSC GRAYS

PROPERTY • ESTATES • LAND

26-28 High Street, Stokesley, North Yorkshire TS9 5DQ

Tel: 01642 710742

www.gscgrays.co.uk

stokesley@gscgrays.co.uk

Offices also at:

Alnwick
Tel: 01665 568310

Barnard Castle
Tel: 01833 637000

Boroughbridge
Tel: 01423 590500

Chester-le-Street
Tel: 0191 303 9540

Colburn
Tel: 01748 897610

Hamsterley
Tel: 01388 487000

Lambton Estate
Tel: 0191 385 2435

Leyburn
Tel: 01969 600120



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.

Moor View

Moor View is an immaculately presented family home on the outskirts of the exceptional village of Swainby. Set back discreetly away from the village lane, this fully modernised home enjoys an unrivalled position nestled beneath the hills and benefits from sunrise to sunset views over farmland. The accommodation is substantial with large, well thought-out family spaces to include open-plan rooms and tucked-away areas for those who work from home or enjoy some quiet time.

Accommodation

Accessed via a gravel pathway from the village lane, the main front door to the property opens into a small vestibule, perfect for coats and shoes. Family and friends will probably utilise the more informal side door, which leads to the main driveway and garaging. This entrance brings you into the rear hallway, with plenty of space to disrobe from a walk in the hills or a day in the garden. A door from here opens to the utility area, where you will no doubt keep all the day-to-day chores away from the main reception rooms.





The large, open-plan kitchen and dining room is flooded with light from four windows enjoying the views to the rear. This really feels like the hub of the home, where friends will gather and families will relax. The kitchen is fully and neatly equipped with everything a modern home needs and has plenty of workspace for the keen cook.

From the dining room, there is access to the large living and family room, formerly two separate spaces but now configured to create a comfortable sitting area with fireplace along with a second seating area with dual aspect, overlooking over the gardens.

To the rear of the house there is a relaxing snug area, perfect for an afternoon read or nap, which gives access to the stairs and the ground floor w.c. To the front, there is a snug /study or music room with a box bay window overlooking the front gardens and a door leading to the front vestibule.

The first floor landing has doors to four double bedrooms, three to the front of the house and one to the rear. The master bedroom suite enjoys a dual aspect and benefits from its own en suite shower room. A luxurious family bathroom services the other bedrooms.





Externally

Moor View has gardens to the front and side, all with outstanding views. There is mature hedging for privacy, large lawned spaces and an area with established fruit trees.

Garage and Parking

Double five-bar gates open to a long, wide gravelled driveway and turning area, offering parking for multiple vehicles. The detached double garage has twin doors and a mezzanine storage space with a store room or small gym at the back.

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 E.

Services

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

Wayleaves and Covenants

Moor View is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.



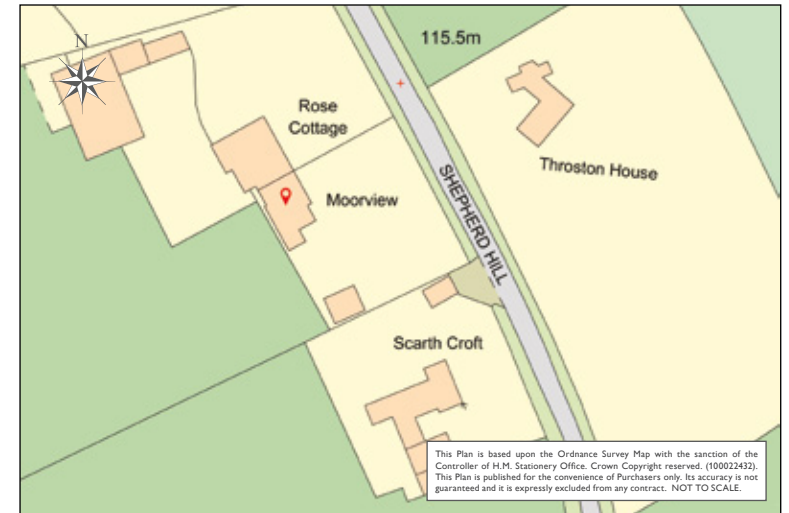
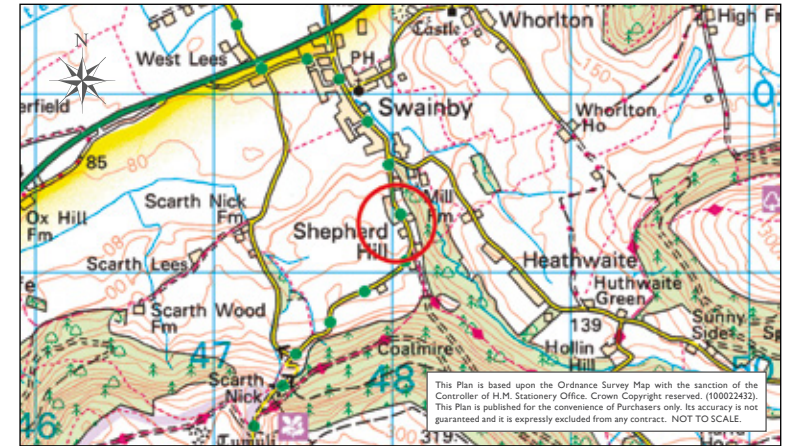
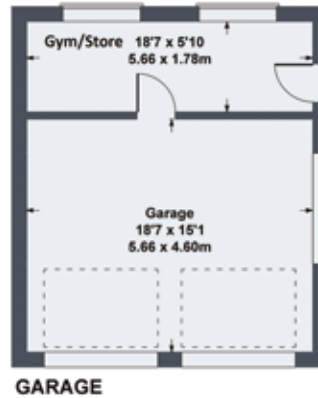
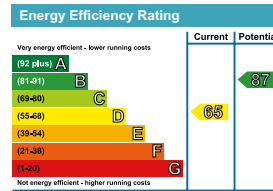
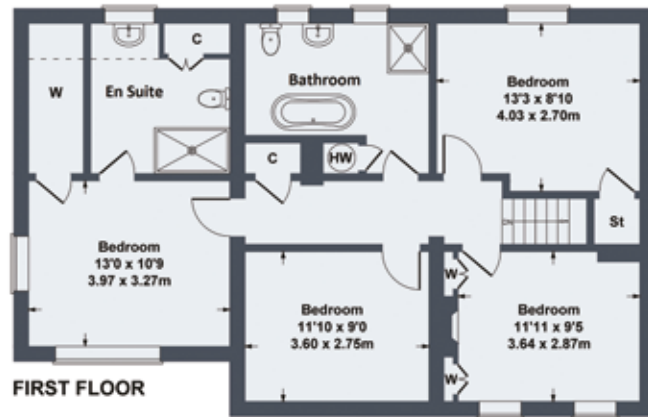
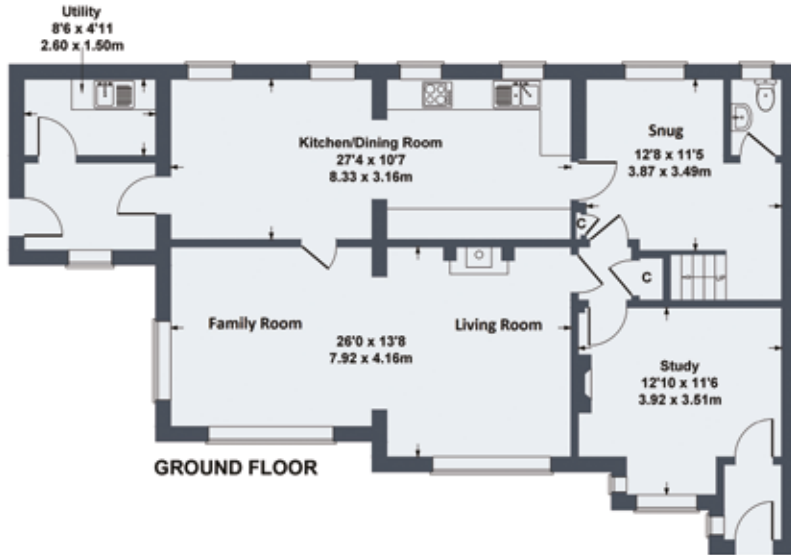
Moor View, Swainby

Approximate Gross Internal Area
2400 sq ft - 223 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.

Produced by Potterplans Ltd. 2023



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: February 2023

Photographs taken: Photographs taken February 2023