



THE OLD POST OFFICE
106A HIGH STREET
Swainby, Northallerton



GSC GRAYS

PROPERTY • ESTATES • LAND

THE OLD POST OFFICE, 106A HIGH STREET,

Swainby, Northallerton, North Yorkshire, DL6 3DG

The Old Post Office is located in the heart of Swainby village, overlooking the beck, and is now presented as a three-bedroom bungalow.

The accommodation includes a large, characterful kitchen and dining room with exposed timbers and a substantial living room with a central fireplace.

Outside, the south and westerly-facing garden is a lovely sun trap with perfect positioning for the 16 large solar panels.

Available with no onward chain.



5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL

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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.





Accommodation

The front door to the property opens into the porch and onwards to the hallway with timber floor, which runs the full length of the property and gives access to all rooms along with handy storage cupboards. A patio door at the far end leads out to the garden.

The living room is dual aspect, with windows to two sides, ceiling beams and a feature fireplace with traditional surround and tiled hearth. Positioned at the rear of the property, the good-sized dining kitchen is fitted with plenty of storage units and has ample space for a table. There are characterful beams to the vaulted ceiling and double doors opening out to the garden, letting in plenty of natural sunlight.



The principal bedroom is situated at the front of the property and has two windows, fitted wardrobes and access to its own en suite w.c. There are two further bedrooms, one of which is a single which could easily be used as a home office or study, whilst the other is a double with windows looking out over the rear garden.

The family bathroom benefits from both a bath tub and a separate shower cubicle, with a large heated towel rail, velux window and vanity mirror with lighting.

Externally

The enclosed rear garden is low-maintenance with a paved seating area immediately adjacent to the kitchen. Steps from here lead up to a manageable area of lawn with borders and shrubs.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Utilities

Mains water and drainage, electric heating. We understand there are radiators at the property that are connected to a back boiler that is no longer in use.

Local Authority

Hambleton District Council. Council tax band E.

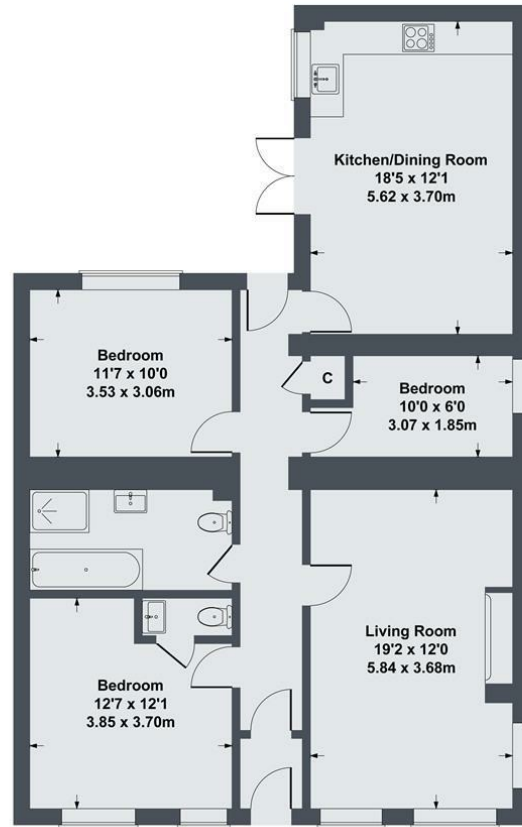
Particulars and Photographs

Particulars prepared March 2024.

Photographs taken March 2024.

Old Post Office, 106a High Street, Swainby

Approximate Gross Internal Area
1098 sq ft - 102 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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