

# MORTON ON SWALE, NORTHALLERTON, NORTH YORKSHIRE, DL7 9RJ



- ▲ A Beautifully Presented & Modernised Four Bedroom Detached Farmhouse Located Within Village of Morton on Swale
- ▲ Dual Aspect Lounge, Dining Room & Kitchen
- ▲ Two Large Bedrooms
- ▲ Enclosed Private Rear Courtyard & Large Garden
- ▲ Great for Commuting as Northallerton is situated on the East Coast Main Line, Providing Regular Trains Services to London, Edinburgh, Leeds & York

- ▲ Recently Extended ATM is 6 miles to the West & the A19 is 6 Miles to the Northeast, Both Offering Easy Access to Leeds, York, Tees Valley & Leeds Bradford Airports
- ▲ This Property Simply Needs to Be Viewed Internally to Be Full Appreciated
- ▲ Please Call Our Office to Arrange a Viewing Appointment

**£420,000**

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A beautifully presented three/four bedroomed detached farmhouse located within the picturesque village of Morton on Swale.

The property offers great commuting access with Northallerton Train Station on the East Coast main line providing regular train services to London, Edinburgh, Leeds and York. The A1M is 6 miles to the West & the A19 is 6 Miles to Northeast, offering easy access to Tees Valley and Leeds Bradford Airports.

The property occupies a lovely plot with a gravelled driveway offering ample off-road parking and leads to a garage and a large private side garden.

Internal features include a beautifully presented fitted kitchen/breakfast room, two reception rooms both being dual aspect with open fires and bespoke blinds and the dining room has the choice to be used as a downstairs bedroom. There is also a fitted study ideal for those home workers and to the first floor there are two large bedrooms with a separate bathroom.

We are anticipating a large amount of interest in this property so please call our office to arrange your viewing appointment today.

#### **GROUND FLOOR**

**ENTRANCE HALL** - A spacious, bright and airy entrance hall with wider doors, curved walls and skirting, staircase to the first floor, and understairs storage.

**LIVING ROOM - 4.88m (16') x 3.76m (12'4") plus bay 0.66m (2'2")**

With dual aspect windows including a large bay window with wooden shutters to the front and side elevations, original feature picture rail and detailed matching shelving and fire surround with cast iron insert and open fire.

**DINING ROOM/BEDROOM - 4.62m x 3.76m (15'2" x 12'4")**

This room could be conveniently used as an additional fourth bedroom or a dining room and features a cast iron fire surround with open fire, dual aspect windows with wooden shutters.

**TO VIEW:** Tel: **01642 955625**  
95 Guisborough Road, Nunthorpe, TS7 0JS

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## **GROUND FLOOR BEDROOM - 3.76m x 3.12m (12'4" x 10'3")**

A double bedroom with fitted shelves.

## **STUDY - 2.44m x 1.96m (8' x 6'5")**

Fitted with an Oak desk and additional architrave and storage cupboards.

## **KITCHEN - 3.76m x 4.06m (12'4" x 13'4")**

With a lovely range of Shaker design fitted wall and floor units with complimentary butcher block work surfaces, tiled floor, sink unit with mixer tap, range style electric oven with five ring gas hob and over extractor, integrated dishwasher, recess for fridge/freezer, spot lighting.

## **SHOWER ROOM - 2.24m x 2.36m (7'4" x 7'9")**

With a modern suite with shower cubicle, low-level w.c., pedestal wash handbasin, tiled floor and part tiled walls and spot lighting.

## **REAR PORCH**

## **UTILITY CUPBOARD - 0.6m x 1.63m (2' x 5'4")**

Plumbed for washing machine, additional storage and large storage cupboard. External door to rear courtyard.

## **FIRST FLOOR:**

## **BEDROOM ONE - 6.2m x 5.66m (max) (20'4" x 18'7" (max))**

With four Velux windows flooding this area with natural light, under eaves storage and two sets of bespoke fitted wardrobes.

## **BEDROOM TWO - 6.2m x 4.1m (20'4" x 13'5")**

With two Velux windows and under eaves storage.

## **BATHROOM - 2.1m x 3.28m (6'11" x 10'9")**

With free standing roll top bath, shower cubicle, low-level w.c., wash basin, Velux window, chrome heated towel rail.

## **EXTERNALLY**

**GARDENS & GARAGE** - To the front elevation there is a flower garden, large, gravelled driveway with Yorkshire fenced boundary, which gives access to a detached garage. There is a private rear courtyard. To the side elevation there is a spacious garden with lawn, established trees, planted borders, separate vegetable patch.

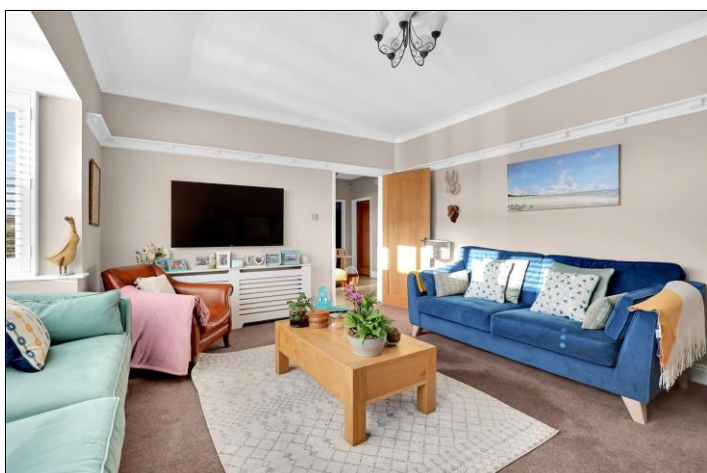
**DIRECTIONS** - Proceed out of Northallerton on the A684 continue through the village of Ainderby Steeple and into Morton on Swale where the property can be located on the right-hand side.

**AGENTS REF:** - DP/GD/NUN240096/05022024

**Council Tax Band:** C      **Tenure:** Freehold

**TO VIEW:** Contact our Nunthorpe office on

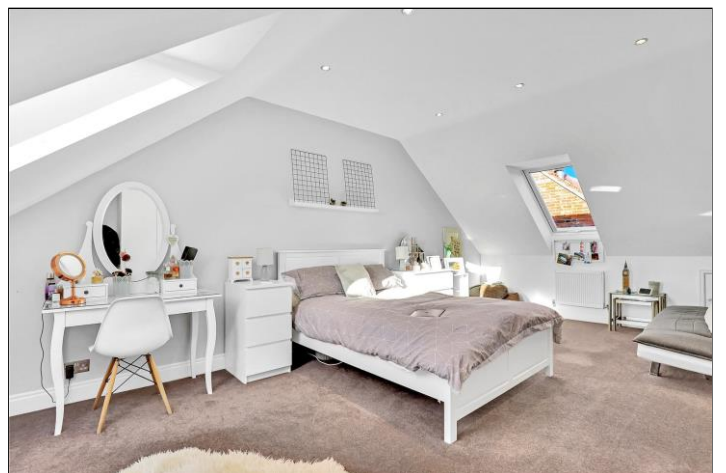
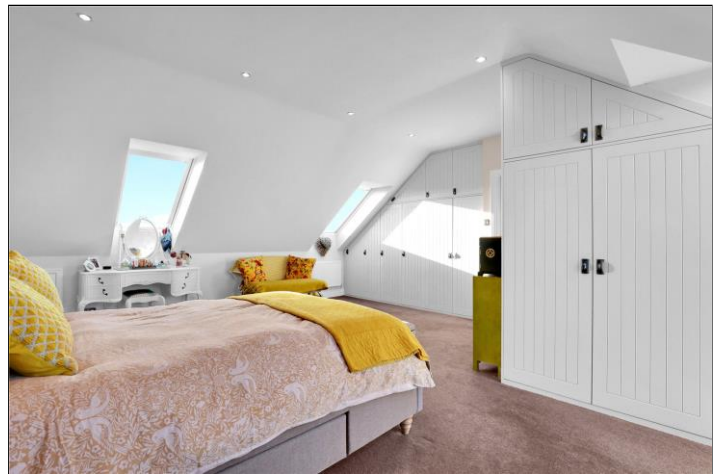
Tel: **01642 955625**



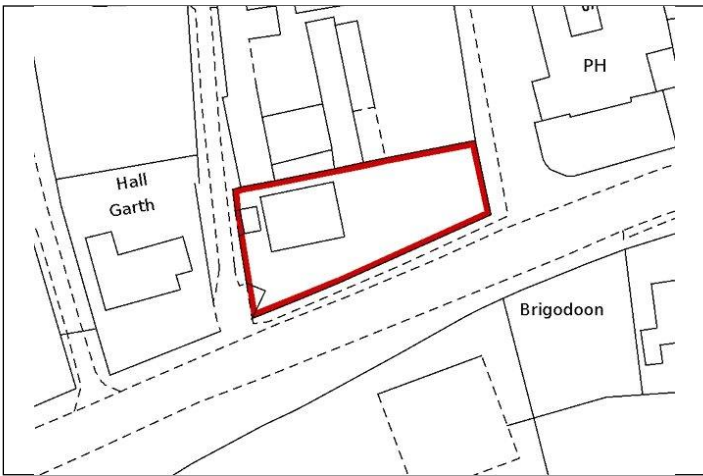
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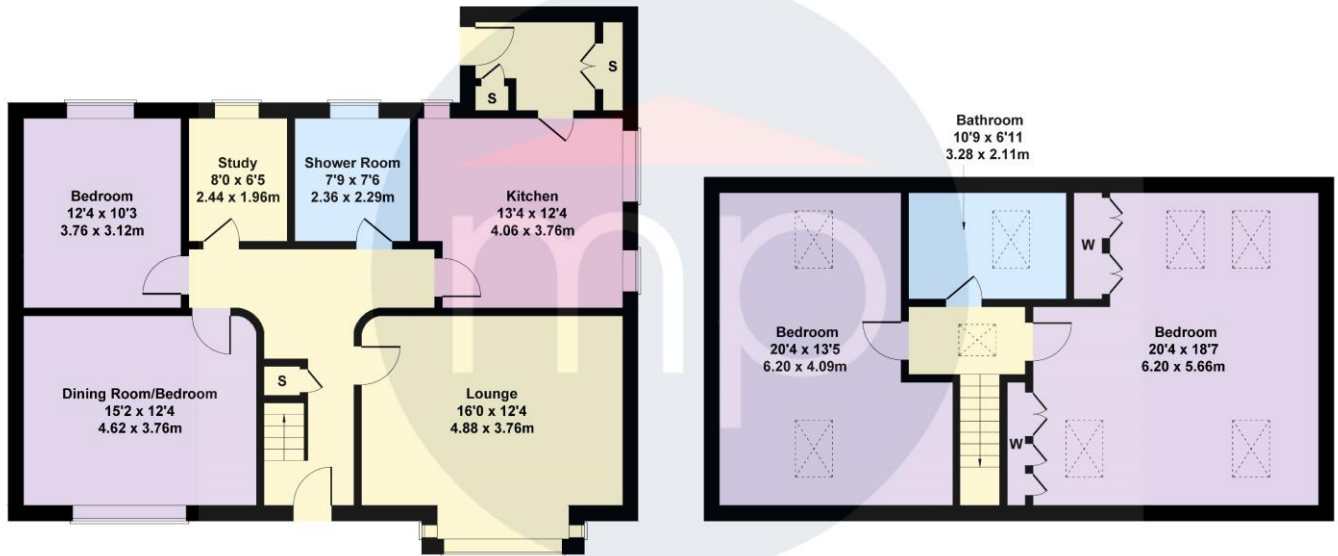


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**Hall Farm Bungalow**

Approximate Gross Internal Area  
1853 sq ft - 172 sq m



Not to Scale. Produced by The Plan Portal 2024  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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