



 Renton
& Parr

Premium

SWAN HOUSE | MAIN STREET NORTH | ABERFORD | LEEDS | WEST
YORKSHIRE | LS25 3AA

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Wetherby 8 miles, Leeds 10.7 miles, Selby 14.7 miles, York 15.8 miles, A1 0.4 miles (all distances approx.)

A landmark former coaching inn beautifully refurbished and converted into an excellent five- bedroom family residence.

Swan House forms part of the former Grade II listed Swan Hotel, parts of which we understand date back to 1650 with the majority of the property dating from the mid 19th century. Planning permission was obtained in 2015 to convert the property into two highly individual homes of significant proportions with Swan House extending to approximately 3800 sq ft excluding a warren of former wine cellars.

The building has been sympathetically restored using only natural conservation approved products including lime render and lime pointing and has been fully re-wired and now benefits from Timber Wise timber treatment and damp proof membrane throughout with 10 year warranty. The property also benefits from data point sockets in every room fitted with Wi-Fi repeaters and sky sockets. Internally, the accommodation includes spacious lounge with feature bay and new wooden sash windows with acoustic glass which is a feature of the property throughout. There is a separate sitting room and fabulous 34ft4in open plan living dining kitchen with range of integrated appliances and underfloor heating. Engineered solid oak floors are a feature of the ground floor except for the shower room and utility which are tiled. An oak staircase leads up to a gallery landing off which there are two bedrooms with en-suite facilities and three further bedrooms with fitted carpets included and luxury house bathroom. Oak internal doors are fitted throughout the property.

To the outside, the property shares a traditional cobble set entrance through electric timber gates with Indian sandstone cobbled sets extending to and beyond the attached double garage providing parking for several vehicles.

There is a landscaped split-level garden with Indian sandstone paving, wrought iron railings and useful outbuilding with shutters ideal for outdoor entertaining or storage space.

The property occupies a prominent elevated position within the village conservation area being well situated for easy access to the A1 north and south bound and the A64 provides direct links to Leeds and York.





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ABERFORD

Aberford is an attractive rural village with a wide range of amenities, which include a primary school, and regular bus services. It is approximately 1 mile from the A1, A64 and A1/M1 link road. Also within easy car commuting distance of Leeds and York. The village has many buildings of interest including St Ricarius Church, The Almshouses, Becca Hall and Parlington Hall and is surrounded by ancient wood and parkland. Many miles of foot and bridle paths cross the village at the centre of which is an interesting stone bridge spanning Cock Beck. The national trunk road network is accessible from the nearby A1 and M62, A1/M1 link road. Main line rail connections are available at Garforth (4 miles) and Leeds/Bradford Airport is within easy reach by car in approximately 40 minutes.

Comprehensive shopping and sports facilities are all within a 20 minutes drive. These include several golf courses a swimming pool, squash and cricket clubs. The village supports its own Bowling and Tennis Clubs and has its own Association Football Team.

DIRECTIONS

Proceeding south along the A1/A168 as far as the A64 junction. Follow the signs for Aberford proceeding down Main Street North and the property is identified on the right-hand side on the corner with Cattle Lane and Main Street, identified by a Renton & Parr for sale board.

THE PROPERTY

A substantial village property sympathetically and fully refurbished following the closure of this landmark

building in 2015 when planning and listed building consent was obtained for residential use. Swan House is a fabulous home benefiting from high insulation qualities for a property of this age with all the comforts associated with modern day living standards including gas fired central heating, double glazing and oak internal doors.

The accommodation in further detail giving approximate room sizes comprises :-

GROUND FLOOR

ENTRANCE PORCH

Entrance door, radiator, LED ceiling lighting, double glazed window, inner door to :-

RECEPTION HALL

Impressive double height entrance hall with oak staircase to first floor landing, two modern stylish radiators, LED ceiling lighting, door to understairs store area and steps leading down to :-

CELLARS

CLOAKROOM

Having tiled floor, white suite comprising w.c., vanity wash basin with drawer under, tiled splashback, double glazed window, extractor fan, chrome heated towel rail.

ELEGANT LOUNGE

21' 1" x 20' 6" (6.43m x 6.25m) overall Including feature bay window to front with double glazed sash windows, LED ceiling lighting, two modern stylish radiators, fireplace with heavy oak beam

and contemporary wood burning stove, further double-glazed sash window overlooking garden with views towards the bridge, T.V. and telephone points.

SITTING ROOM

15' 4" x 13' 10" (4.67m x 4.22m) overall Including bay with double glazed sash windows, T.V. and telephone points, radiator.

SUPERB OPEN PLAN

LIVING/DINING KITCHEN

34' 4" x 29' (10.46m x 8.84m) narrowing to 22' (6.71m)

An excellent size room with feature curved wall to dining area and double doors opening out onto the garden, oversized tiled floor, LED ceiling lighting, additional double glazed sash windows to two sides for natural light, together with secondary door to garden. Kitchen area fitted with a range of modern wall and base units including cupboards and drawers, granite worktops with splashbacks, matching peninsular bar with matching worktops and feature solid oak corner piece, integrated Neff appliances including two 'slide and hide' ovens, microwave and steam oven, induction hob with extractor unit above, Belfast sink, CDA built in fridge and freezer, dishwasher and wine cooler, underfloor heating, T.V. and telephone points and an abundance of power points and high level lighting.

UTILITY ROOM

9' 3" x 6' 1" (2.82m x 1.85m) With matching range of base cupboards, tall unit, granite worktops and splashbacks, underset sink unit with mixer taps, space for washing machine

and tumble dryer, oversized tiled floor, radiator, extractor fan, double glazed sash window.

FIRST FLOOR

Having part galleried landing and double glazed windows to front and rear, LED ceiling lighting.

BEDROOM ONE

22' 5" x 17' 8" (6.83m x 5.38m) overall plus door recess Double glazed sash windows to two elevations, three modern stylish radiators, LED ceiling lighting.

EN-SUITE SHOWER ROOM

7' 6" x 7' 5" (2.29m x 2.26m) Having three piece suite comprising shower cubicle, low flush w.c., vanity wash basin with cupboard under, chrome heated towel rail, LED ceiling lighting, tiled floor, double glazed sash window.

BEDROOM TWO

21' 11" x 21' 1" (6.68m x 6.43m) Narrowing to 15' 11" (4.85m) Including feature double glazed bay window with further window to the north elevation with views towards the Arabian Horse, LED ceiling lighting, three modern stylish radiators, T.V. and telephone points.

EN-SUITE SHOWER ROOM

9' 1" x 4' 4" (2.77m x 1.32m) Three piece white suite comprising low flush w.c., vanity wash basin with drawer under, walk-in shower, part tiled walls, chrome heated towel rail, wall mirror with lighting above, LED ceiling lighting, tiled floor.



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BEDROOM THREE

11'10" x 11'7" (3.61m x 3.53m) plus recess Stylish radiator, double glazed sash window, T.V. and telephone points.

BEDROOM FOUR

12'10" x 11'2" (3.91m x 3.4m) Double glazed sash window, LED ceiling lighting, radiator, T.V and telephone points.

BEDROOM FIVE

13'5" x 7'5" (4.09m x 2.26m) Double glazed sash window, radiator, T.V. and telephone points, LED ceiling lighting.

FAMILY BATHROOM

12'8" x 7'8" (3.86m x 2.34m) Tiled walls and floor, four piece suite comprising low flush w.c., walk-in wet room style shower, vanity wash basin with drawer under, free-standing bath with hand held shower, chrome heated towel rail, built in mirror with lighting surround, vanity mirror above sink, LED ceiling lighting, extractor.

TO THE OUTSIDE

The property is approached along a traditional cobble set entrance with electric timber gates and is finished in ethical sourced Indian sandstone cobbled sets, sweeps round to the side of the garage providing additional parking and turning space (shared with Cygnet House).

DOUBLE GARAGE

20'9" x 19'6" (6.32m x 5.94m) Having twin electric up and over doors, light and power, window to rear and personal door

GARDENS

Landscaped gardens laid to lawn on two levels with Indian sandstone paving

together with feature walling and wrought iron railings and outdoor utility room suitable for multiple usage having light and power, sink, shutters and entrance door. Outdoor lighting and water tap.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services, fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

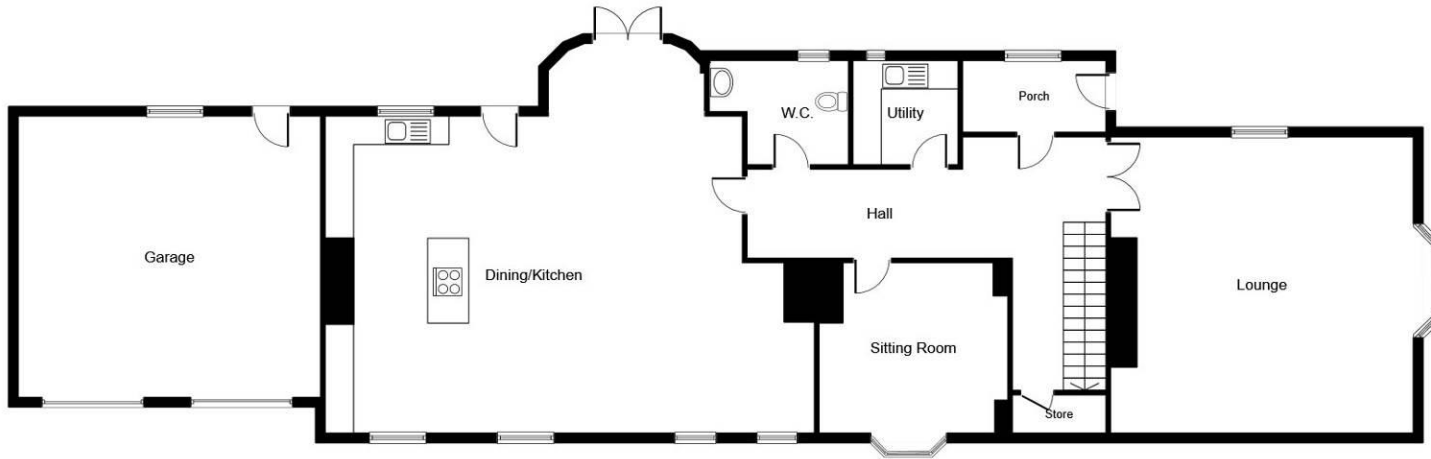
Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings etc photographed are included in the sale.

VIEWING

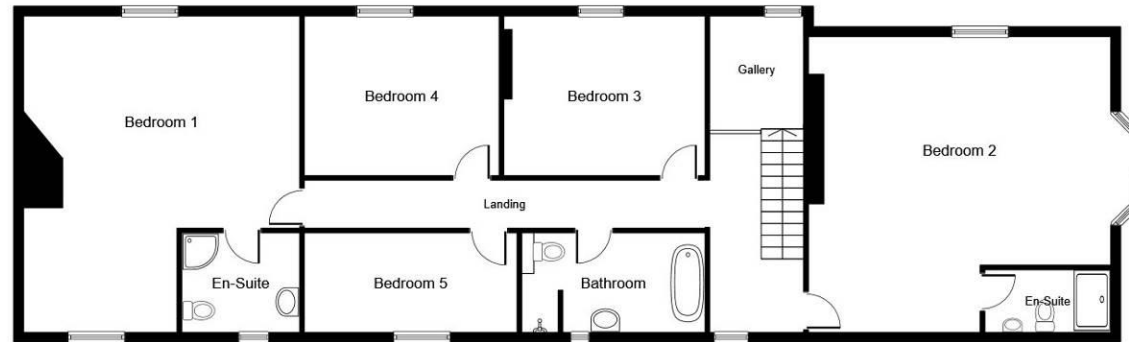
By appointment with the Chartered Surveyors, Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



First Floor

Swan House, Main Street North, Aberford, LS25 3AA

Not to scale for identification purposes only

3800 sq ft (including garage)



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Renton & Parr

47 Market Place, Wetherby, West Yorkshire LS22 6LN

T: 01937 582731 | F: 01937 587578 | E: sales@rentonandparr.co.uk | W: rentonandparr.co.uk



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