



THE OLD VICARAGE, MYTON ON SWALE, YORK
GUIDE PRICE - £1,699,950

Carter Jonas

THE OLD VICARAGE, MYTON ON SWALE, YO61 2QY

In the hands of the current owners, this picturesque Victorian Old Vicarage has undergone a meticulous refurbishment to a high standard. The home now features a stunning bespoke kitchen, beautiful limestone flooring, Tadcaster Limestone fireplaces, and luxurious bathrooms, all complemented by the exquisite work of Peter Thompson of York.

The ground floor impresses with a grand reception hall, an elegant drawing room overlooking St. Mary's Church, a dining room, and a sitting room with underfloor heating. The dining and sitting rooms boast built-in display cabinets by Peter Thompson of York, high ceilings, and large windows. Original features such as ceiling roses, cornicing, panelled doors, and working shutters add character. The main reception rooms are warmed by log burners within Tadcaster lime fireplaces.

The bespoke kitchen is ideal for both entertaining and daily living, with a utility room, pantry, and direct access to the rear garden. A cloaks/boot room leads to the gym and indoor pool area, complete with shower rooms, changing room, WC, and sauna. Bifold doors open to a covered decking area with countryside views, outdoor kitchen, and open fire, perfect for year-round entertaining.

Upstairs, the principal bedroom offers a dressing room, bespoke wardrobes, and a luxurious bathroom with a jacuzzi bath. Additional bedrooms, a guest room with ensuite, and a two-bedroom apartment on the second floor provide ample living space. The rear garden features lawned areas, play spaces, greenhouses, and fruit trees, while the front boasts an electric gated entrance, well-lit driveway, summer house, orchard, and tennis court. Outbuildings include garaging, utility/laundry, boiler room, and workshop.

Myton on Swale is a popular rural village which is in close proximity to the popular and thriving market towns of Boroughbridge and Easingwold which provide a wide range of services and amenities. The property offers fantastic transport links being in easy reach of the A19 and A1(M) bringing larger centres such as Leeds, York, Newcastle and Teesside into a commutable distance. The mainline railway service from Thirsk and York are nearby providing a regular fast service to London Kings Cross & Edinburgh.

Within close proximity to the property are a number of highly regarded schools both state and independent.

We are advised that the property has mains water, drainage and electricity. The AGA is oil fired and the heating is powered by a bio mass boiler.

A FABULOUS FORMER VICARAGE OFFERING A PERFECT BLEND OF PERIOD AND CONTEMPORARY FEATURES SITUATED IN THIS POPULAR VILLAGE.



TENURE Freehold

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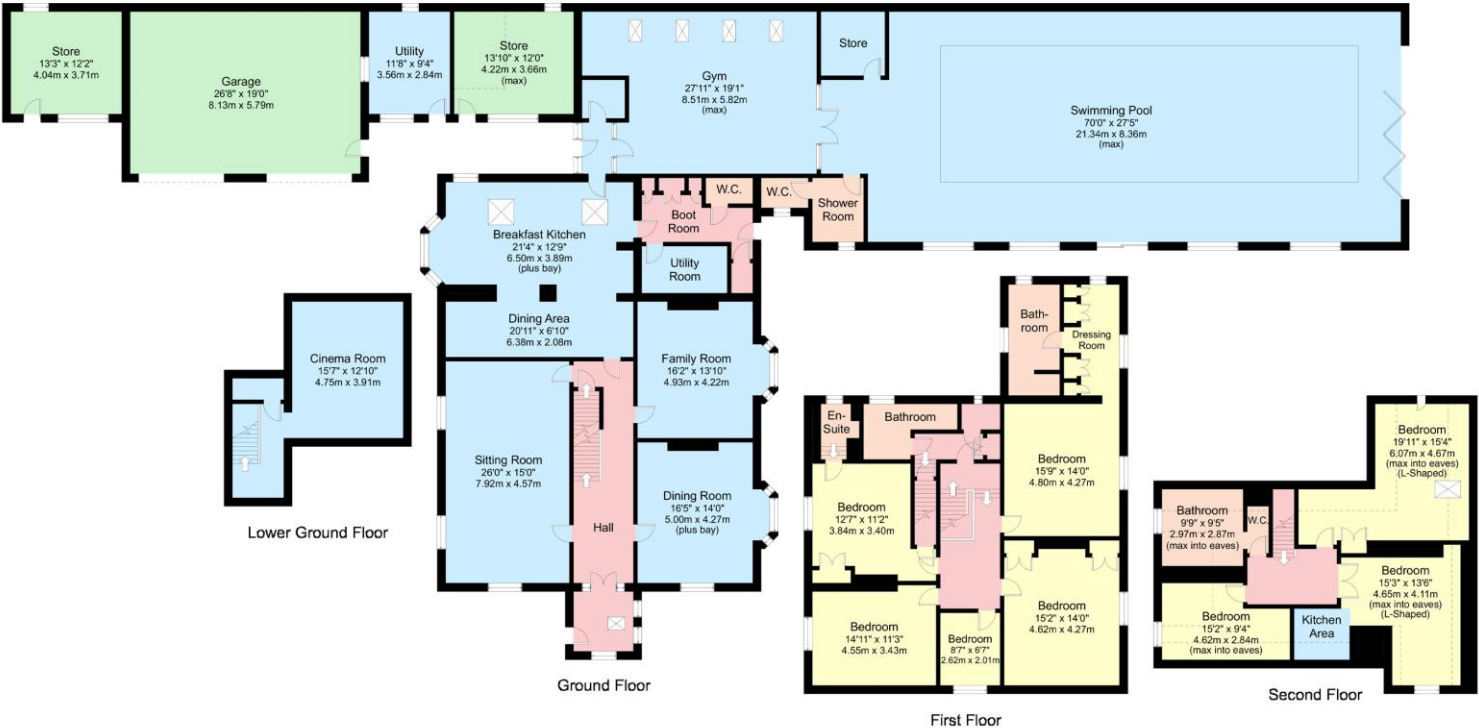


Classification L2 - Business Data

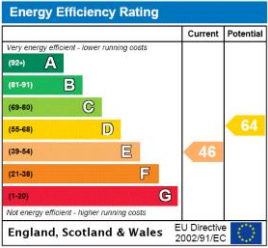


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Gross internal floor area including garage and stores (approx.): 716.1 sq m (7,708 sq ft)
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