

**Luke Miller** & Associates

**ESTATE AGENTS LETTINGS AGENTS FINANCE**

**Stapylton Lodge Myton On Swale, York, YO61 2QY**

**Price Guide £1,100,000**

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**An Individual Country Residence with Approximately Three Acres, Paddock and River Frontage** Set within approximately three acres adjoining the River Swale, Stapylton Lodge is an individually designed four-bedroom detached residence offering substantial and versatile accommodation in the peaceful village of Myton-on-Swale. The property includes two reception rooms, an open-plan kitchen and garden room, two ground-floor bedrooms and two first-floor bedrooms with en-suite facilities. Extensive gardens, a two-acre paddock, a substantial outbuilding and private river frontage complete this distinctive country home.

- **Individually designed four-bedroom detached residence**
- **Approximately three acres with adjoining paddock**
- **Two reception rooms and open-plan dining kitchen**
- **Two ground-floor bedrooms and two first-floor en-suites**
- **Substantial outbuilding with equestrian potential**
- **Private River Swale frontage and gated driveway**























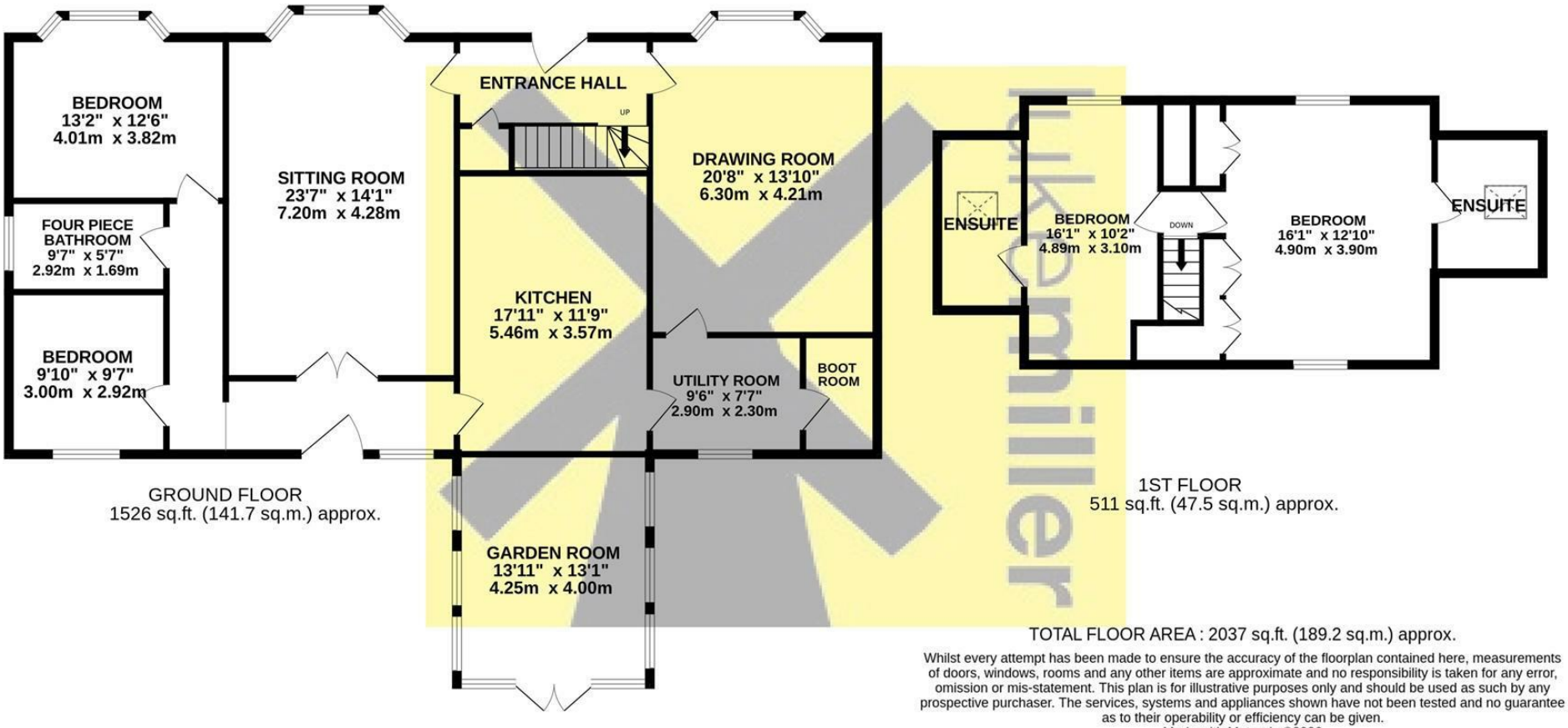


GROUND FLOOR
1526 sq.ft. (141.7 sq.m.) approx.

1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.

TOTAL FLOOR AREA : 2037 sq.ft. (189.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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