



Rowan Lodge

11 SWINBURN COURT | MASHAM | NORTH YORKSHIRE | HG4 4HJ

Rowan Lodge, 11 Swinburn Court is an immaculately presented detached home, occupying a highly regarded residential setting within easy walking distance of the popular market town of Masham.

Enjoying a peaceful position, the property benefits from attractive, well-stocked front and rear gardens, a generous driveway providing ample off-street parking, and an integral garage. The property further benefits from underfloor heating to the ground floor and double glazing throughout.

This lovely home offers spacious and well-proportioned accommodation ideally suited to modern family living. The interiors combine comfort and practicality with a welcoming atmosphere, while the delightful gardens provide an ideal space for relaxing, entertaining and enjoying the outdoors.

Situated in a sought-after location, the property offers convenient access to Masham's excellent range of local amenities, including shops, cafés, traditional pubs and well-regarded schools, all set within the charm of this thriving market town.

ACCOMMODATION

GROUND FLOOR

- Reception hall
- Sitting room
- Open plan dining kitchen
- Utility room
- Cloakroom

FIRST FLOOR

- Landing
- Principal bedroom
- Guest bedroom
- Further double bedroom
- Bedroom 3 / Study
- House bathroom

EXTERIOR

- Private drive with ample parking
- Integral garage
- Front garden
- Rear south-west facing walled garden
- Stone flagged terrace







The property is entered via a welcoming and well-presented reception hall with direct access to the integral garage, finished in a light, neutral palette and enjoying excellent natural light from a front-facing window. This inviting space creates an immediate sense of warmth and quality, with attractive flooring and a traditional-style glazed entrance door, while providing access to the principal reception rooms.

The sitting room is a particularly impressive and beautifully proportioned space, filled with natural light from the large front-facing window. Elegantly presented throughout, it offers a warm and inviting atmosphere, centred around a Stovax wood-burning stove set within a stone surround and brick hearth, creating a charming and cosy focal point. The room provides generous space for a range of furnishings, complemented by tasteful décor and attractive flooring.

Further features include fitted bookshelves and a concealed media unit, offering both character and practical storage, along with useful understairs storage. Double doors open through to the dining room, enhancing the sense of flow and making the space ideal for both everyday living and entertaining.

A beautifully presented and generously proportioned dining room, forming a superb space for both everyday family meals and more formal entertaining. Bathed in natural light from French doors opening directly onto the rear garden, the room enjoys a lovely outlook and a seamless connection to outdoor living. Warmly decorated, with attractive flooring and recessed ceiling lighting, the space offers ample room for a large dining table and additional furniture.

Double doors lead through to the sitting room, enhancing the flow of the ground floor, while an open aspect connects to the kitchen, creating a sociable and practical layout ideally suited to modern living. The combination of light, space and garden access makes this a particularly appealing and versatile reception area.



A spacious and beautifully appointed breakfast kitchen, thoughtfully designed to combine style and practicality, forming the heart of the home. Fitted with an extensive range of modern wall and base units, complemented by generous worktop space, the kitchen offers excellent storage and preparation areas. Integrated appliances include Neff double ovens, hob and dishwasher, along with an integrated fridge and freezer, while a sleek extractor hood creates a contemporary focal point.

The room is bathed in natural light from two large windows overlooking the garden, enhancing the warm and inviting atmosphere. There is ample space for a breakfast table, ideal for informal dining, complemented by attractive flooring and recessed ceiling lighting throughout.

Open plan to the dining room, the layout is perfectly suited to modern family living and entertaining, creating a seamless flow between cooking, dining and social spaces, with pleasant views across the garden adding to its overall appeal.





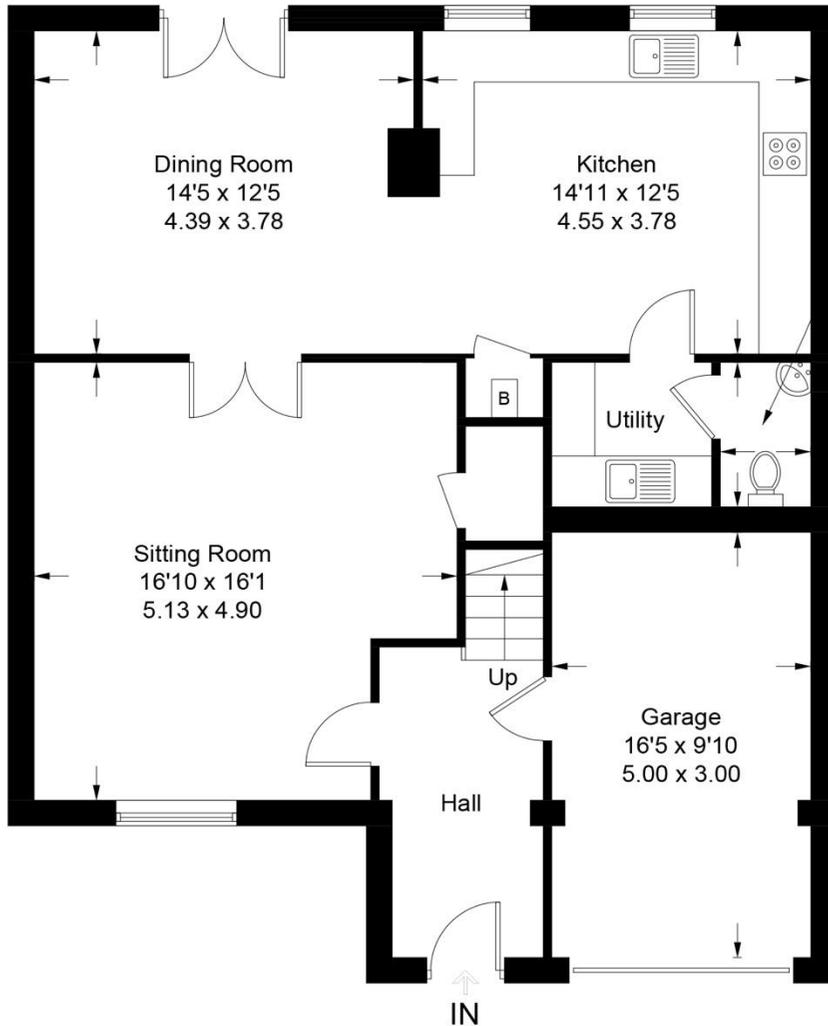
Directly off the kitchen is a practical and well-appointed utility room, fitted with a range of base units and worktop space, incorporating a stainless steel sink and drainer. There is space and plumbing for a washing machine, along with additional room for further appliances and storage. The space is ideal for laundry and household tasks, helping to keep the main kitchen clutter-free, while also providing useful storage solutions.



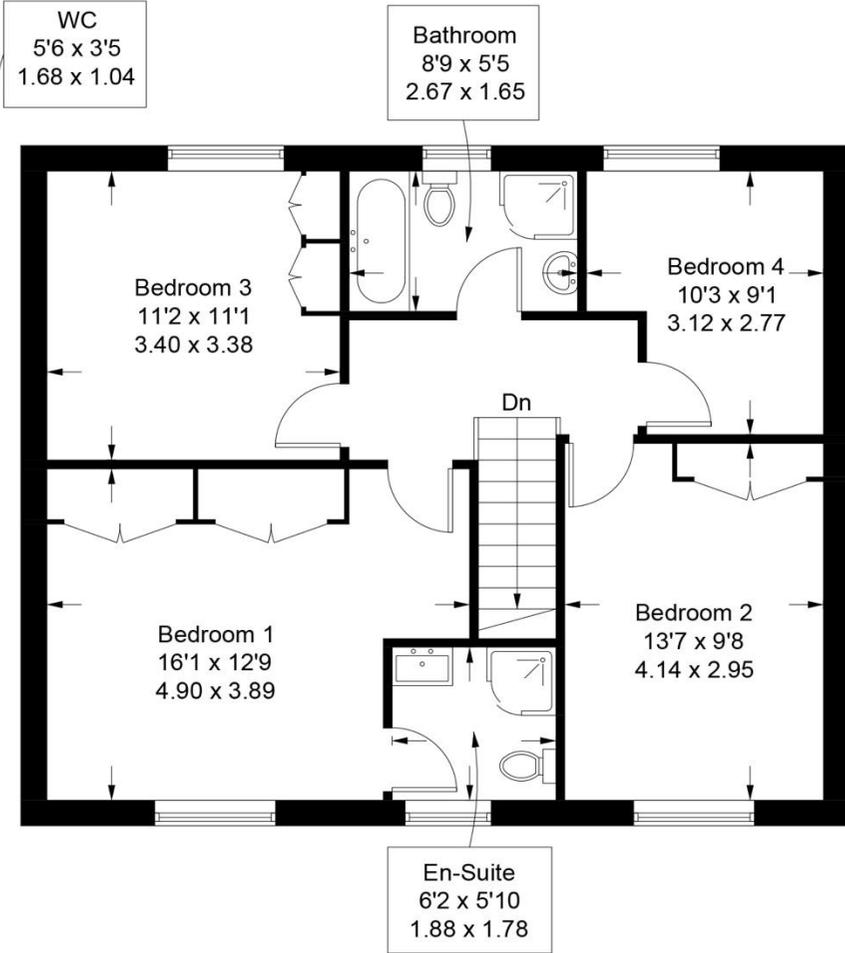
Accessed from the utility room, a neatly presented and conveniently located cloakroom fitted with a low-level WC and wash hand basin set within a vanity unit. Finished with attractive wall coverings, the space is both functional and well presented, ideal for guests and everyday use.

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Approximate Gross Internal Area
Ground Floor = 977 sq ft / 90.8 sq m
First Floor = 717 sq ft / 66.6 sq m
Total = 1694 sq ft / 157.4 sq m
(Including Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

FIRST FLOOR

The principal bedroom is a spacious and beautifully presented room, enjoying a light-filled aspect from a large window overlooking the surrounding area. Finished in soft, neutral tones, it offers a calm and relaxing atmosphere, with ample space for a double bed and a range of freestanding furniture. Built-in wardrobes provide excellent storage, while the well-proportioned layout ensures both comfort and practicality. The room also benefits from direct access to the en-suite shower room.

The en-suite is stylish and well-appointed, fitted with a modern white suite comprising a shower enclosure with glazed screen, low-level WC and wash hand basin. Finished with contemporary tiling and complemented by a window allowing for natural light and ventilation, the space is both bright and functional, providing a convenient and private addition to the principal bedroom.





A well-proportioned and attractively presented guest bedroom, enjoying a light and airy feel from a large window overlooking the surrounding area.

Finished in soft, neutral tones, the room offers a calm and comfortable environment, with ample space for a double bed and additional furniture. Fitted wardrobes provide useful storage, while the room is tastefully decorated throughout with fitted carpeting and pleasant outlooks, making it an ideal space for guests or family members.

Bedroom three is currently arranged as a study, offering a well-proportioned and light-filled space with a large window providing pleasant outlooks and excellent natural light. Finished in neutral tones with fitted carpeting, the room provides ample space for a desk, storage and additional furnishings, and also benefits from built-in wardrobes, ensuring practical storage alongside its flexible use as either a bedroom or workspace.

Bedroom four is another well-proportioned room, currently arranged as a comfortable reading room, again enjoying a bright and airy feel from a large window. Tastefully presented in soft, neutral tones, the room offers ample space for a bed and freestanding furniture, with the current layout demonstrating its versatility as a quiet sitting or guest room.

A stylish and well-appointed house bathroom, fitted with a modern white suite comprising a panelled bath with mixer tap, separate curved shower enclosure with glazed screen, low-level WC and wash hand basin. The room is attractively finished with contemporary tiling to the walls, complemented by a striking decorative feature wall, creating a bright and inviting space.

A window allows for natural light and ventilation, while recessed ceiling lighting enhances the clean, modern finish. Well-proportioned and thoughtfully designed, the bathroom offers both practicality and comfort, ideally suited to family living.



LOCATION

MASHAM

Masham is a thriving and picturesque market town set at the edge of Wensleydale in the heart of the Yorkshire Dales. Centred around one of the largest and most attractive market squares in England, it has a rich heritage and a warm, welcoming community.

The town offers a wide selection of amenities and facilities, including butchers, bakers, two renowned breweries, hairdressers, galleries, a grocer and greengrocer, fine wine shop, newsagent, chemist, supermarket, petrol station and a bustling twice-weekly market that brings the square to life.

Masham is also well served with excellent cafes, hotels and restaurants, as well as a thriving primary school and two historic churches. The town's cricket and recreational ground adds to its strong sense of community, providing both open green space and a hub for local sporting activity. Cultural events and traditional festivals take place throughout the year, adding vibrancy and character to this charming Dales town.

Just over a mile away lies the glorious Swinton Park Estate, a magnificent country estate offering a superb destination for a sumptuous afternoon tea, fine dining, or the opportunity to indulge in the luxurious spa and country club facilities. With beautiful riverside walks, scenic countryside and a wealth of amenities on the doorstep, Masham combines rural tranquillity with an exceptional quality of life.

EDUCATION

Masham and the surrounding area offer a good range of educational options for families. Masham Church of England Primary School sits at the heart of the community and enjoys a strong reputation, with small class sizes, an inclusive ethos and close links to the town's heritage. The school feeds into a number of well-regarded secondary options in the wider area.

For older students, the nearest secondary schools include Bedale High School and Ripon Grammar School, the latter being a selective state boarding school consistently recognised for academic excellence.

Richmond School & Sixth Form College and Wensleydale Schools in Leyburn also serve the region, offering a broad curriculum and sixth form provision.

Families are also within reach of several independent schools, including Aysgarth School (a well-known preparatory school), Queen Mary's, Ampleforth College, and schools in Ripon and Harrogate. Together, these options provide a wide choice of educational pathways, from early years through to sixth form.

SPORTS AND RECREATION

Masham offers a rich and varied selection of sports and recreational activities, benefiting from both its vibrant community facilities and its superb Yorkshire Dales setting. The Masham Recreation Ground is home to local cricket, football and bowls clubs. The cricket field, with its beautiful backdrop, hosts regular matches throughout the season and is a key hub for local sport and social events.

For those who enjoy walking, running or cycling. Scenic footpaths and riverside trails follow the River Ure and weave into the surrounding countryside, while longer-distance routes such as the Ripon Rowel Walk and the Swinton Estate paths offer journeys through woodland, moorland and parkland. The nearby Swinton Park Estate also provides access to an impressive range of outdoor pursuits, including fishing, riding, clay pigeon shooting and country walks, as well as the luxury spa and leisure facilities at the estate's country club. Masham Golf Club is located nearby and offers a well-maintained course set within the North Yorkshire countryside, providing a convenient and pleasant option for golfers in the area.

In the wider area, there are opportunities for golf at Bedale and Ripon, water sports and wild swimming at various local spots, and a thriving calendar of community sports activities, fitness classes and events.

ROAD NETWORKS

Masham is well connected by a network of local and regional roads, making it easy to travel. The town sits just a short distance from the A6108, which links directly to Ripon, Leyburn, Middleham, and other nearby market towns. This route provides convenient access to everyday amenities, schooling and leisure facilities in the wider area.

To the east, the A1(M) is a short drive away, offering direct connections north towards Catterick, Darlington, and County Durham, and south towards Ripon, Harrogate, York, and Leeds.

town to the many villages and beauty spots of Wensleydale and Nidderdale. Despite its peaceful setting, Masham benefits from excellent transport links, offering a perfect balance of rural living with easy connectivity.

TRAIN LINKS

Masham is well placed for access to several nearby stations that provide convenient links across the region and beyond. The closest major station is Thirsk, around 25 minutes drive away, offering regular direct services on the East Coast Main Line to London King's Cross, York, Newcastle, Edinburgh, and other key destinations. This makes long-distance travel fast and reliable for both commuters and leisure travellers.

Other nearby stations include Northallerton and Harrogate, each providing routes across Yorkshire and connections to wider national networks. Northallerton also sits on the East Coast Main Line and offers additional high-speed services, while Harrogate provides regular trains to Leeds, York, and London.

AIRPORTS

Masham is well positioned for access to several regional and international airports, making both domestic and overseas travel straightforward.

The nearest airport is Leeds Bradford Airport (LBA), approximately 50 minutes drive from the town. It offers a wide range of UK and European flights, including regular services to London, major holiday destinations, and key business hubs.

Slightly further afield, Teesside International Airport is around 50 minutes drive and provides additional routes to destinations such as Amsterdam (a major international connection point), as well as seasonal and domestic services.

For long-haul and an even broader selection of global routes, Manchester Airport - one of the UK's busiest - can typically be reached in around 1 hour 45 minutes via the A1(M) and M62 road network. Newcastle International Airport, also just over an hour away, offers flights across Europe and to selected international destinations.



GARDEN AND GROUNDS

Rowan Lodge is approached via a generous block-paved driveway, providing ample off-street parking and leading to the attached garage. The property occupies an attractive position within a well-regarded residential setting, surrounded by similarly styled stone-built homes, creating a cohesive and appealing streetscape.

The front gardens are thoughtfully landscaped, featuring a central lawn bordered by gravelled areas and well-stocked planting beds with a variety of shrubs and seasonal interest. A pathway leads to the front entrance, while the open aspect to the front enhances the sense of space and kerb appeal.

To the rear, the principal south-west facing gardens are a particular highlight, enjoying a degree of privacy and excellent natural light throughout the day. Predominantly laid to lawn and enclosed by established stone walling and mature planting, the garden provides a peaceful and sheltered environment. A paved terrace directly to the rear of the house offers an ideal space for outdoor dining and entertaining, with well-tended borders, specimen shrubs and attractive features adding to the overall charm and usability of this delightful garden.





Method of Sale: The house is offered for sale by private treaty; however, the Agents reserve the right to conclude negotiations by any other means at their discretion.

Services: Mains electricity, water and drainage. Gas fired central heating. Underfloor heating through the ground floor.

Fixtures and fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Energy Performance Certificate: Rating B: Full copy of the energy performance certificate is available upon request.

Tenure and Possession: The property is offered for sale freehold with vacant possession upon completion.

Mileages: Bedale 6 miles, Ripon 9 miles, Thirsk 15 miles, Harrogate 19 miles, York 38 miles, Leeds 43 miles (All mileages are approximate)

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