



Peter
illingworth
ESTATE AGENTS

**Sycamore House, Ings Lane
Kirkbymoorside, York YO62 6DN
Price Guide £895,000**

www.peterillingworth.co.uk
Freehold, EPC Band C
Property Tax Band G

An impressive, beautifully appointed 6 bedroom home featuring a self-contained one-bedroom annex and offering substantial, versatile accommodation arranged over three floors.

Set within private grounds extending to approximately **0.29 acres**, this exceptional family home combines traditional character with modern design and high-quality finishes throughout.

Versatile Living Spaces : Sycamore House offers an excellent balance of formal and informal living areas, ideal for both family life and entertaining. Underfloor heating extends throughout all three floors including the garage, enhancing comfort and efficiency.

Luxury Features: The property benefits from a private spa suite featuring a resistance swimming pool, included within the sale, together with a dedicated first-floor gym.

Generous Accommodation: A grand principal bedroom suite incorporates a dressing area and en-suite facilities, complemented by a range of well-proportioned bedrooms across the upper floors.

Self-Contained Annex: Positioned above the attached double garage, the annex provides its own living area, bedroom and shower room, making it ideal for guests, multi-generational living or home working.

The property is approached via a long driveway providing ample parking. Private rear gardens features a lawned area together with a decked terrace, creating the perfect setting for relaxation and outdoor entertaining.

Situated in the highly desirable Ryedale market town of **Kirkbymoorside**, the property enjoys easy access to a range of independent shops, cafés, pubs and a primary school. Located on the edge of the **North York Moors National Park**, it offers outstanding countryside walks while remaining conveniently accessible to Helmsley, Malton, York and the East Coast.

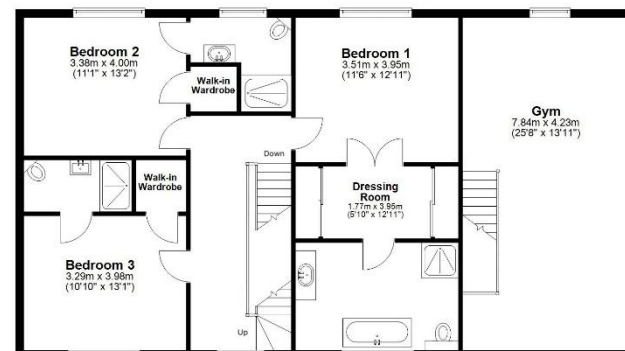


Ground Floor
Approx. 152.0 sq. metres (1609.2 sq. feet)

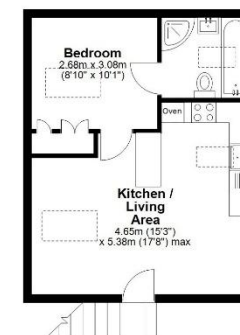


Total area: approx. 407.5 sq. metres (4385.9 sq. feet)
Sycamore House, Kirkbymoorside

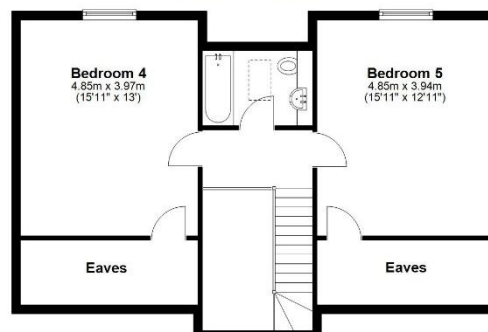
First Floor
Approx. 157.0 sq. metres (1688.6 sq. feet)



Annexe



Second Floor
Approx. 67.5 sq. metres (727.0 sq. feet)

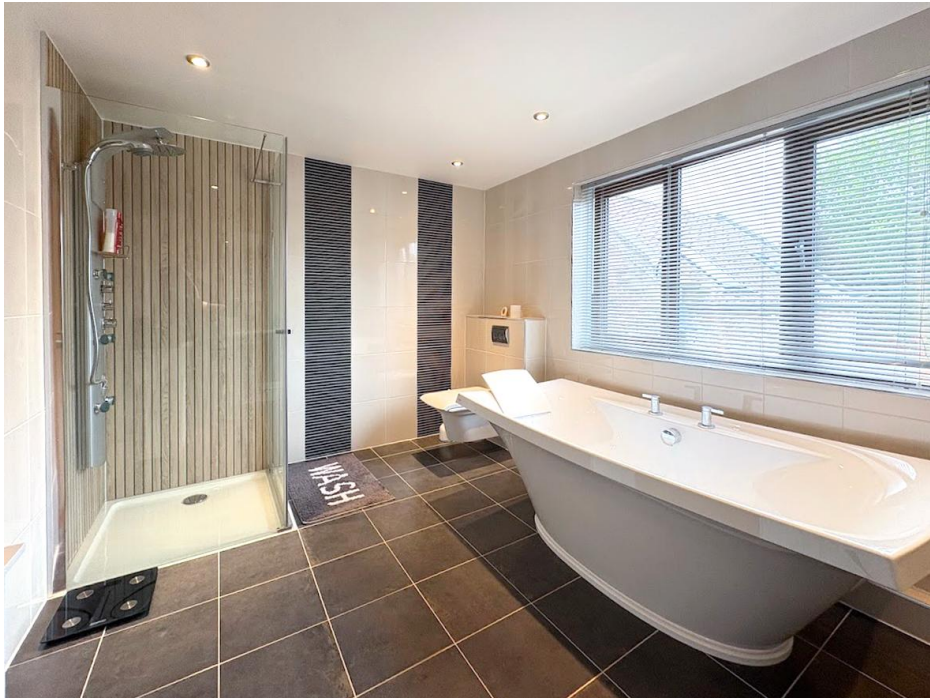


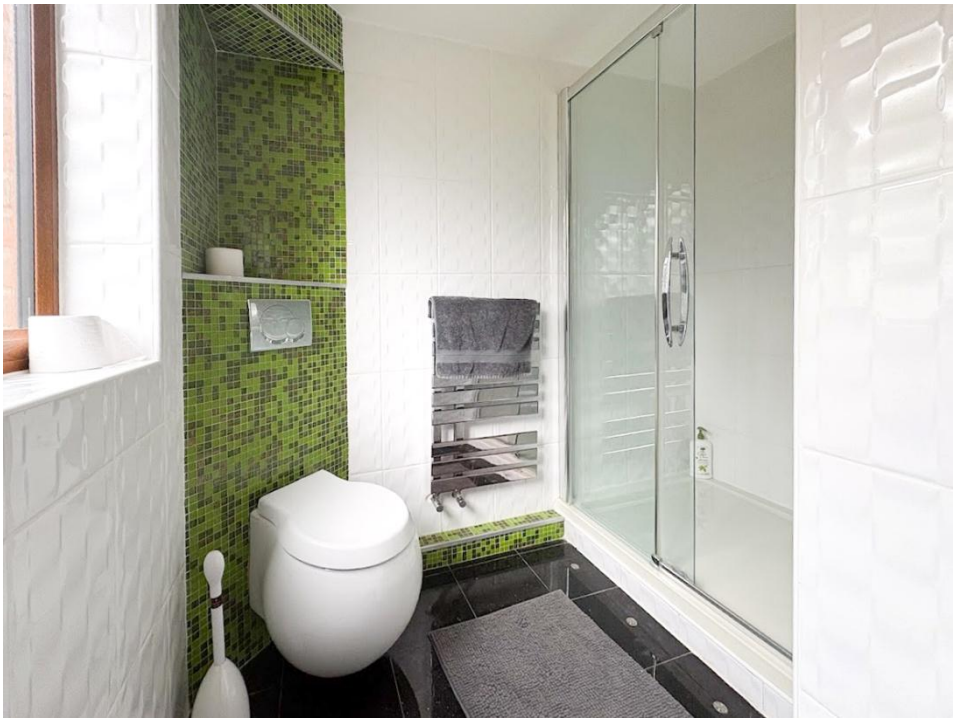
For information purposes, not to scale

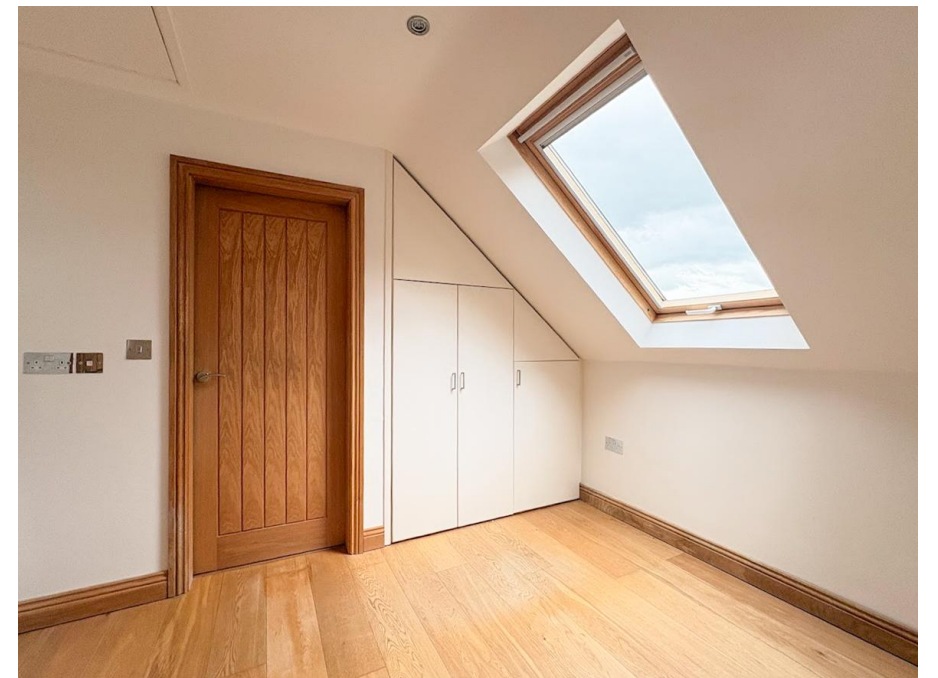












Tenure: We understand the property to be freehold and vacant possession will be given on completion.

Services: Mains water, drainage, gas and electricity (3 Phase) are laid on.

Notes:
Planning Permission has now been approved for the development of 67 homes on the adjoining land and west of the property.

EPC: Band C - Annex Band C

Property Tax: Band G

Broadband:
Basic 17 Mbps, Superfast 89 Mbps and Ultrafast 1800 Mbps

Mobile Coverage:
EE, Vodafone, Three and O2

Satellite/Fibre TV availability : BT and Sky

Flood Risk: Very low

What3Words: ///earpiece.sleeps.sulked

HMRC: It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti-Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

Photography: By Peter Illingworth

Need to sell your own property? Contact Peter Illingworth on 01751 431107 for no-obligation advice.

Viewing:
Strictly by appointment through the Agents Kirkbymoorside Office,
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