

Peter
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ESTATE AGENTS



Sycamore House, Ings Lane
Kirkbymoorside, York YO62 6DN
Price Guide £935,000

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

An impressive and beautifully appointed six bedroom family home including one bedroom annex offering substantial and versatile accommodation arranged over **three floors**, standing within private gardens extending to approximately **0.29 acres (or thereabouts)**. The property is approached via a long and attractive **brick-set driveway**, providing ample parking and leading to **an attached double garage with a self-contained annex above**, ideal for guests, dependent relatives or ancillary use.

Designed to blend traditional character with modern living, Sycamore House benefits from **underfloor heating throughout all three floors**, ensuring year-round comfort. The ground floor offers an excellent balance of formal and informal living space, well suited to modern family life and entertaining. There is also a dedicated **spa suite incorporating a resistance swimming pool** (available by **separate negotiation**), providing a rare lifestyle feature within a private residence, plus a first floor **gym**.

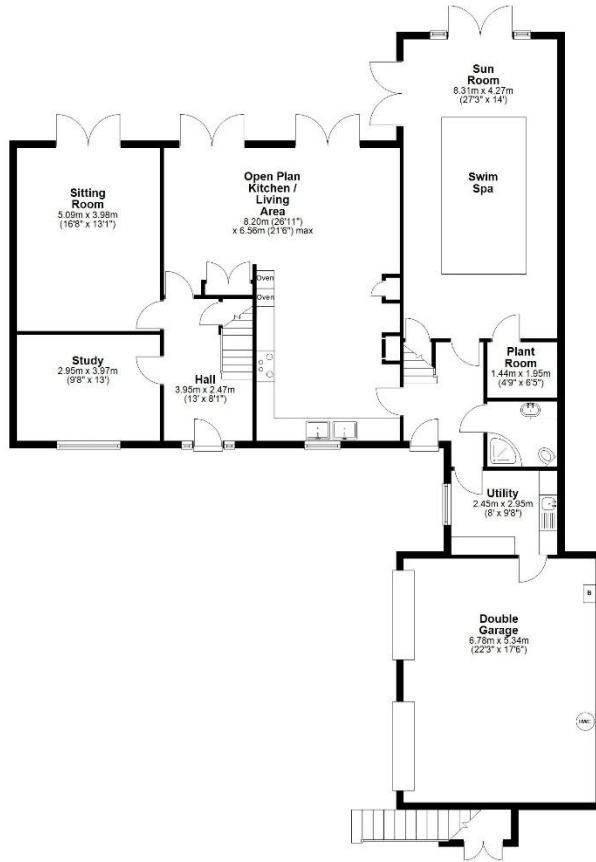
The bedroom accommodation is generous and flexible, including an impressive principal suite with dressing area and en-suite facilities, together with further well-proportioned bedrooms and bath/shower rooms across the upper floors. The annex above the garage includes its own living area, bedroom and shower room, further enhancing the versatility of the property.

The gardens form a notable feature, offering a high degree of privacy with decked sitting out area, lawned areas, and ample space for outdoor enjoyment, all set within an attractive Ryedale setting.

Kirkbymoorside is a thriving market town with a wide range of amenities including independent shops, cafés, public houses, a community primary school and leisure facilities. Located at the edge of the **North York Moors National Park**, the area offers outstanding countryside walks while remaining convenient for Helmsley, Malton, York and the East Coast.

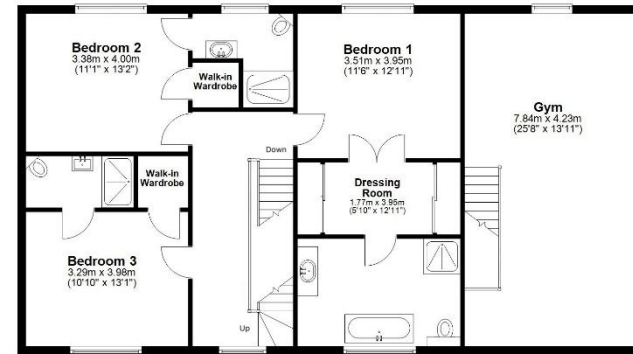


Ground Floor
Approx. 133.0 sq. metres (1459.2 sq. feet)

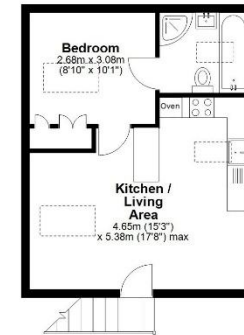


Total area: approx. 407.5 sq. metres (4385.9 sq. feet)
Sycamore House, Kirkbymoorside

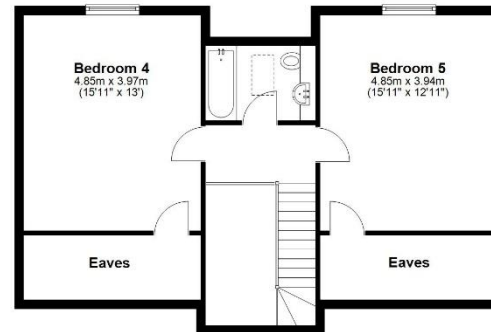
First Floor
Approx. 157.0 sq. metres (1688.6 sq. feet)



Annexe



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



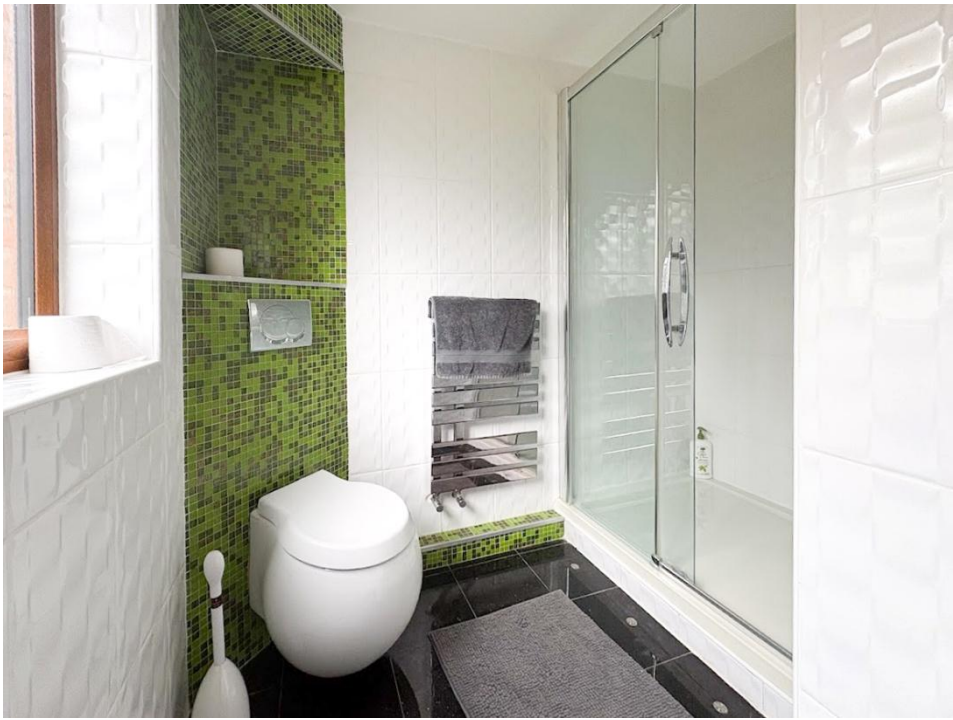
For information purposes, not to scale













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: Underfloor heating to garage.
There is a mains drain that runs under the rear garden from Sylatec, which exits onto Ings Lane.

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

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Viewing:
Strictly by appointment through the Agents Kirkbymoorside Office,
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