



**Forge House, Main Street
Harome, YO62 5JF
Price Guide £695,000**

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Tenure: Freehold
EPC Band F, Property Tax: Band F

Forge House is a distinctive and historic detached village residence believed to have been constructed within a traditional cruck frame, occupying a prominent position on Main Street within the Conservation Area of Harome, one of North Yorkshire's most desirable and picturesque villages.

The property stands within delightful grounds extending to approximately 0.31 acres and enjoys a substantial lawned garden together with an excellent range of outbuildings, including a triple garage fitted with metal concertina doors.

Offering immense character throughout, the accommodation retains many period features, including exposed beams and sections of the original cruck frame.

The spacious sitting room provides an impressive focal point, featuring a traditional inglenook-style fireplace and direct access to a conservatory overlooking the gardens. A separate dining room with exposed beams offers an ideal space for entertaining, whilst the modern kitchen is complemented by a front entrance hall, side entrance porch, utility area and cloakroom.

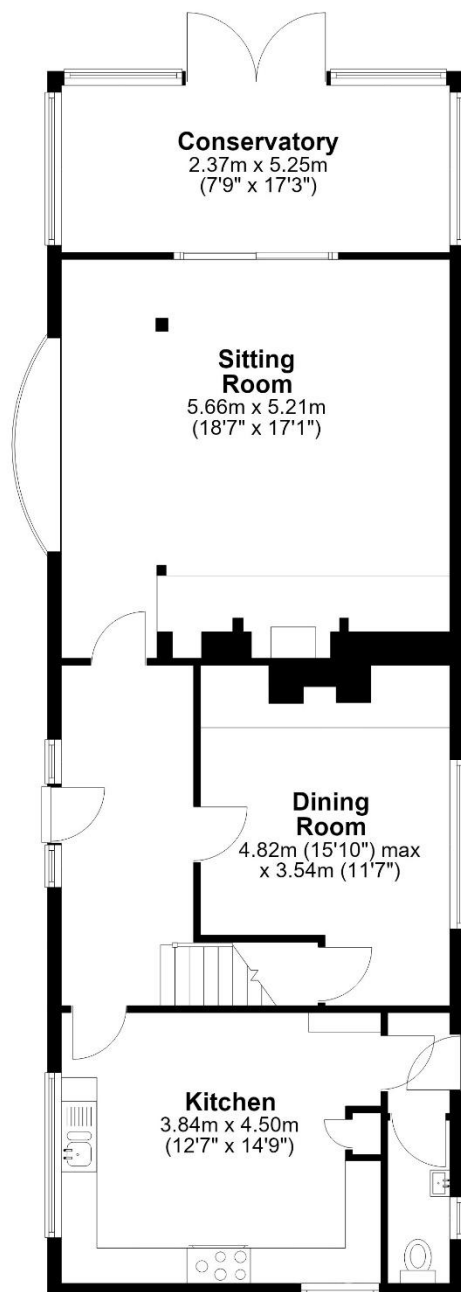
To the first floor, a feature beamed landing leads to a substantial principal bedroom with en-suite shower room, two further well-proportioned bedrooms and a house bathroom.

Harome is renowned for its beauty, strong community spirit and exceptional amenities, including the Michelin-starred Star Inn and the highly regarded Pheasant Hotel. The market towns of Helmsley, Kirkbymoorside and Pickering are all within easy reach, whilst the North York Moors National Park offers outstanding countryside and outdoor pursuits. The historic City of York and the Yorkshire coast, including Scarborough and Whitby, are also readily accessible.



Ground Floor

Approx. 92.4 sq. metres (995.1 sq. feet)



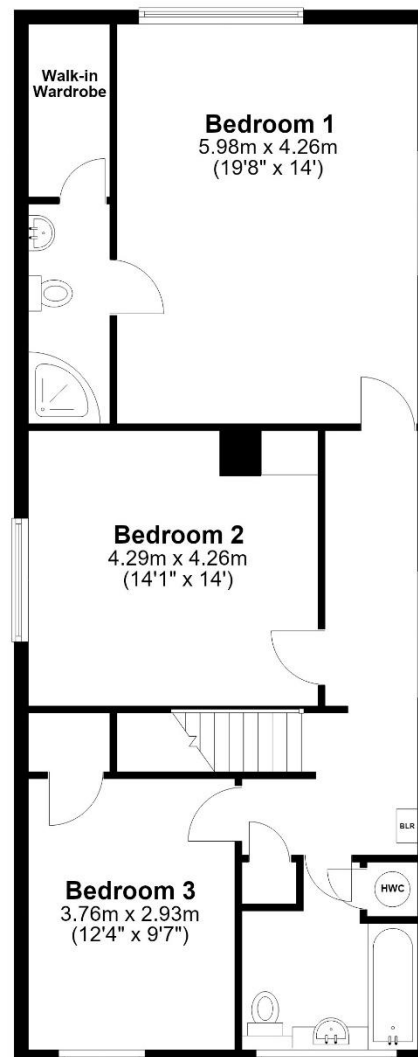
Total area: approx. 172.6 sq. metres (1857.4 sq. feet)

Forge House, Harome

For information purposes, not to scale

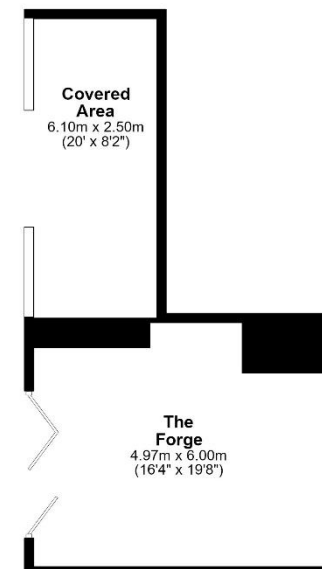
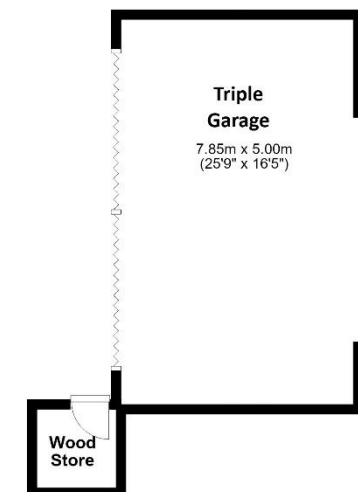
First Floor

Approx. 80.1 sq. metres (862.3 sq. feet)



Ground Floor

Approx. 87.2 sq. metres (938.6 sq. feet)



Total area: approx. 87.2 sq. metres (938.6 sq. feet)

Forge House, Outbuildings





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

Services: Mains water, drainage, electricity are laid on. LPG gas fired central heating.

EPC: Band F

Property Tax: Band F

Broadband:
Basic 3 Mbps, Ultrafast 1800 Mbps

Mobile Coverage:
EE, Vodafone, Three and O2

Satellite/Fibre TV availability : BT and Sky

Flood Risk: Very low

What3Words: ///snack.maker.townhouse

Photography: By Peter Illingworth

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Viewing:
Strictly by appointment through the Agents
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