



**Riccal Rise, Main Street
Harome, YO62 5JF
Price Guide £485,000**

Set within a generous plot of approximately 0.31 acres, *Riccal Rise* is a well presented two-bedroom detached bungalow that offers the perfect blend of countryside charm and modern efficiency. South-facing views over open countryside. Constructed with attractive stone elevations, the property features lawned gardens with borders, plus an enclosed hard-landscaped garden area and a generous parking area, three stone outbuildings, and a former chicken shed.

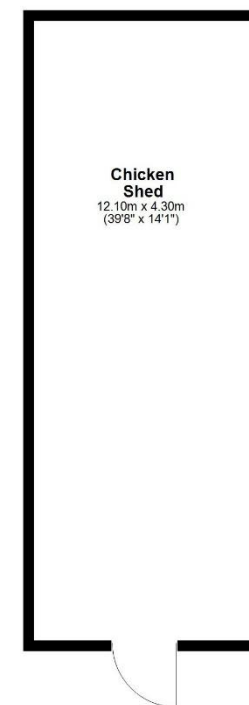
Located in the highly desirable village of **Harome**, renowned for its award-winning dining at the Michelin-starred **Star Inn** and the elegant **Pheasant Hotel**, this is a rare chance to enjoy a tranquil village lifestyle with top-tier amenities on your doorstep.

Riccal Rise benefits from central heating powered by an air source heat pump, separate solar panels for domestic hot water, and additional solar panels that generate electricity, which is sold back to the National Grid.

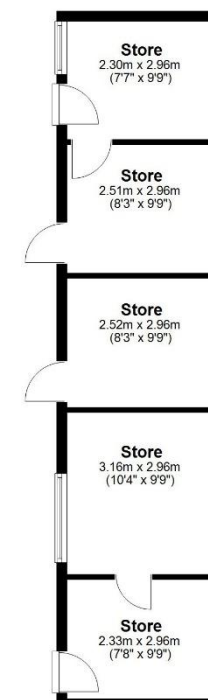
Accommodation briefly comprises: Front entrance lobby leading to the kitchen/dining area and utility room; inner hall, sitting room with double doors opening onto a covered decked seating area, principal bedroom with en-suite shower room, a further double bedroom, study, bathroom, and a walk-in wardrobe.

The ancient market town of Helmsley is close by, with the North York Moors National Park and Dalby Forest also within easy reach. The historic city of York and the coastal resorts of Scarborough and Whitby are easily commutable.

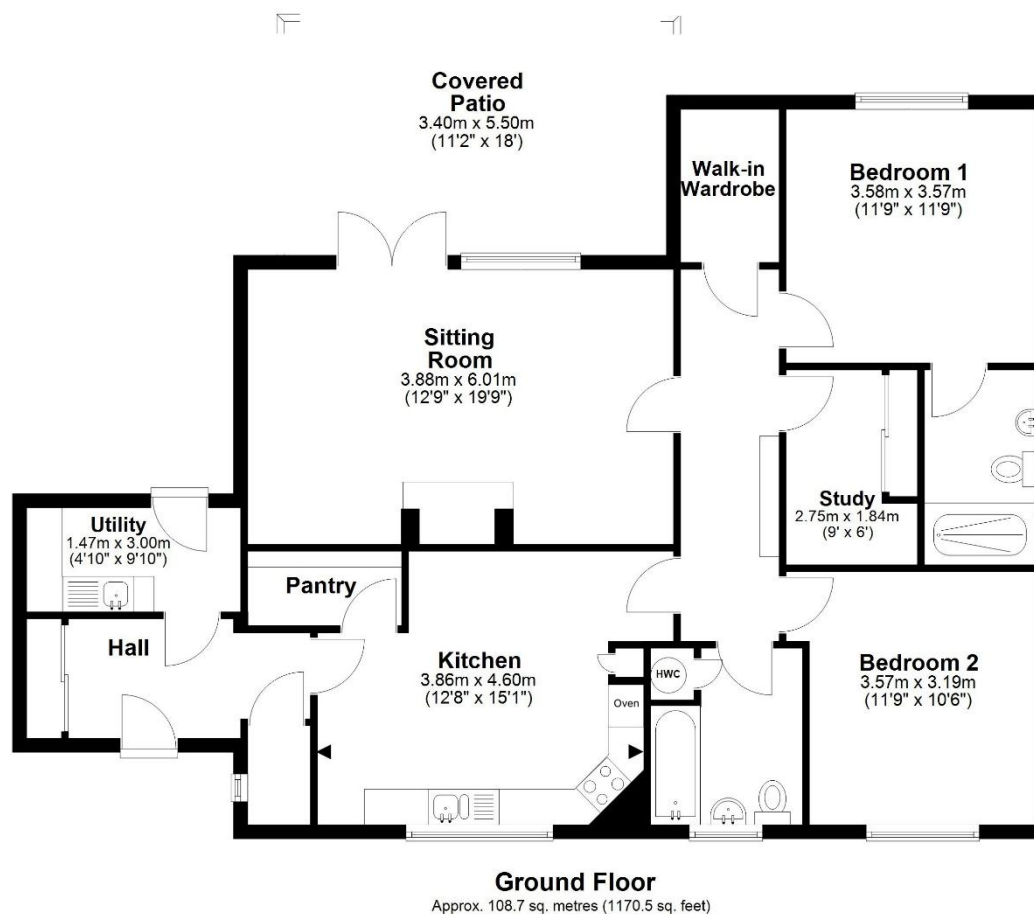




**Chicken
Shed**
12.10m x 4.30m
(39'8" x 14'1")



Total area: approx. 91.2 sq. metres (981.4 sq. feet)
Riccal Rise Outbuildings, Harome



Total area: approx. 108.7 sq. metres (1170.5 sq. feet)
Riccal Rise, Harome

For information purposes, not to scale





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

Note: The stone outbuilding falls within the conservation area as does part of the chicken shed.

Services: Mains water, drainage and electricity are laid on. Air source heat pump, separate solar panels heat domestic hot water. Further solar panels generate electricity and this is sold into the National Grid

EPC: Band C

Property Tax: Band D

Broadband:

Basic 3 Mbps, Ultrafast 1,800 Mbps

Mobile Coverage:

EE, Vodafone, Three and O2

Satellite/Fibre TV availability : BT and Sky

Flood Risk: Very low

What3Words: ///armrest.hiked.indoors

Photography: By Peter Illingworth

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Viewing:

Strictly by appointment through the Agents
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