



SYCAMORE HOUSE
Baldersby, Thirsk

GSC GRAYS
PROPERTY • ESTATES • LAND

SYCAMORE HOUSE

Baldersby, Thirsk, YO7 4PE

A fabulous five bedroom detached home recently constructed to exacting standards. Set on a private plot with far reaching views, double garage and gardens and positioned in a quiet backwater in the village of Baldersby.

ACCOMMODATION

Bespoke Detached House
Five bedrooms and Three reception rooms
Amazing open plan living/dining/kitchen
Living accommodation extending to over 2,300sqft
Detached double garage with electric doors
Gardens and open views
Perfect for families
Amazing accessible location



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Description

Sycamore House is a beautiful detached family home that has been skilfully constructed by the current owners. No stone has been left unturned, in the creation of a property that any family would be delighted to own. Immaculately presented throughout, the accommodation extends to over 2,300sqft and has the benefit of air source central heating and underfloor heating throughout the ground floor.

To the ground floor: Entrance hall with stairs off and an understairs cupboard door in the kitchen, lounge with bay window to the front elevation, fireplace with feature mantle over and inset electric log burner, dining room/office with windows to side and rear, huge living/dining/kitchen with stunning living area with lantern roof over, large kitchen with stunning central island and an extensive range of wall and floor mounted units and integrated appliances. Inner hall with rear pedestrian access, utility room and separate cloakroom/w.c.

To the first floor: Principal bedroom suite with walk in wardrobe and ensuite bathroom. Two double bedrooms and house bathroom.

To the second floor: Two huge bedrooms both with extensive storage and wardrobes, bathroom. This floor is perfect for teenage children offering a degree of privacy and space away from the main body of the house.





Situation and Amenities

Sycamore House occupies a private position on the north eastern edge of Baldersby, a village noted for its convenience being a short drive from junction 50 of the A1 (M) motorway and affording excellent accessibility further afield. The market towns of Ripon and Thirsk are equidistant providing superb amenities that are hard to beat, including numerous shopping and schooling options. There are wider attractions available in Harrogate and York, the latter offering a frequent 2 hour train service to London Kings Cross.

The Appeal of Our Home - The Owners' Insight

We have loved living in this beautiful house. It offers generous sized rooms, which would suit a wide range of buyers. We spend lots of time in the the fantastic open plan living area and this space is great for entertaining as it opens to the outside patio space, an area which is perfect for parties. What we love are the views and there is nothing better than opening the curtains on a sunny morning looking over to the Hambleton Hills.



Externally

The house is approached via a private gravelled driveway and leads to off street parking for a number of vehicles. There is a large double garage with 2 electric doors and side pedestrian access.

To the rear of the house is a paved entertaining area which leads to a lawn with raised beds. This wraps round the side of the house to the front creating a super area for children to play.

Services

Mains Electricity, Water and Drainage and central heating via an Air source heat pump.

Local Authority and Tax Band

North Yorkshire Band G

Photographs and Particulars

Photographs taken in July 2024 and Particulars written in August 2024

Viewings

Strictly by prior appointment with GSC Grays 01423 590500

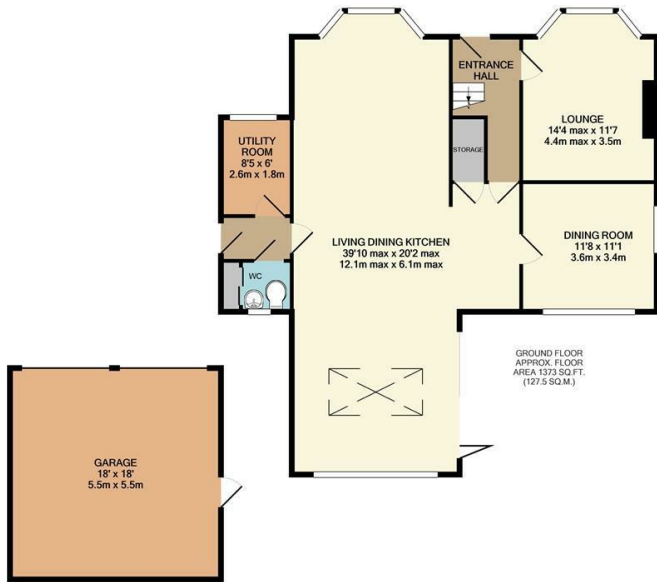
What 3 Words

///yoga.mandolin.confetti

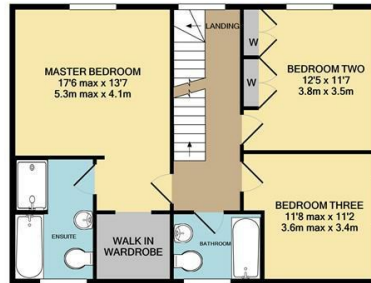
Disclaimer

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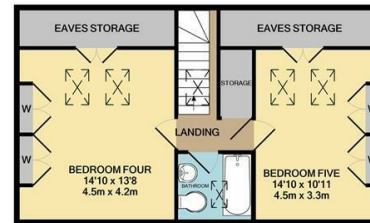
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



GROUND FLOOR
APPROX. FLOOR
AREA 1373 SQ.FT.
(127.5 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 728 SQ.FT.
(67.6 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 588 SQ.FT.
(52.8 SQ.M.)

TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 2345 SQ.FT. (217.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A	90	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

