

An aerial photograph of a large, two-story red brick farmhouse with a dark grey tiled roof and three chimneys. The house has several white-framed windows and a central arched entrance. To the right of the main house is a long, single-story brick outbuilding with a red tiled roof, which appears to be a garage or barn. A paved area is situated between the main house and the outbuilding. The property is surrounded by lush green grass and mature trees. In the background, a winding river flows through a valley, flanked by golden-brown fields and dense green forests under a clear blue sky.

Ozendyke Manor Farmhouse
Ozendyke Nr Tadcaster LS24 9DZ



SITUATION AND DESCRIPTION

Ozendyke Manor is situated in the rural hamlet of Ozendyke, between the villages of Ulleskelf and Ryther approximately 7 miles south of Tadcaster.

The property, which requires modernisation and refurbishment, sits in a pleasant rural position and comprises a substantial detached farmhouse together with a range of adjacent traditional farm buildings, good sized gardens extending to approx 1.28 acres with frontage onto the River Wharfe.

The Town of Tadcaster offers good educational, recreational and shopping facilities, and the cities of York which offers more extensive facilities is within 13 miles and easily accessible via the A64 or by the local railway station at Ulleskelf or Church Fenton.

Extending to 4,0000 square feet internally(approx), the accommodation is as follows:

GROUND FLOOR

ENTRANCE HALL Spacious area with understairs storage with shelves

RECEPTION ROOM having window to front and original fireplace with inset cast iron open fire

DINING ROOM having window to front and original wood fire surround with inset cast iron open fire

DOWNSTAIRS WC Spacious room with low level wc and pedestal washbasin and boiler

SNUG having cupboards to recess and window to rear

DINING KITCHEN having range of wall and floor mounted units incorporating electric oven and gas hob with extractor over, integrated dishwasher, original range with fireplace and bread oven, window to side and front

UTILITY having plumbing for washing machine and floor unit with worktop over wall mounted shelves and cupboards, window to rear

BOILER ROOM door to side and window

BOOT ROOM with window to rear



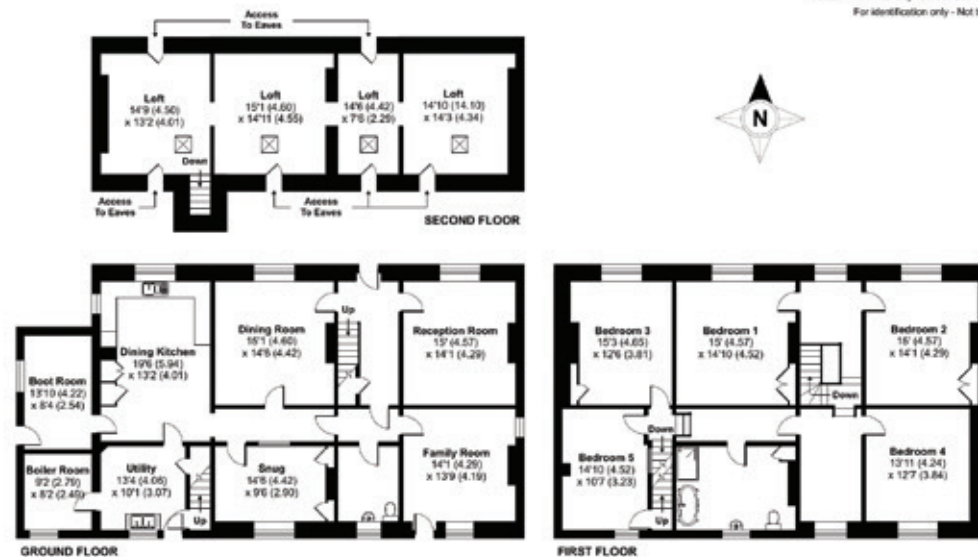
Ozendyke Manor, Ozendyke, Tadcaster, LS24

Approximate Area = 4012 sq ft / 372.7 sq m (excludes courtyard & shelters)

Outbuilding(s) = 3703 sq ft / 344 sq m

Total = 7715 sq ft / 716.7 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©thomlinson 2025. Produced for Thomlinsons. REF: 13M216

FIRST FLOOR

BEDROOM ONE With views over farmland to front aspect and having fitted cupboard to alcove, original cast iron fireplace

BEDROOM TWO With views over open farmland to front aspect and having fitted cupboard to alcove, original cast iron fireplace

BEDROOM THREE With views over open farmland to front aspect and having fitted cupboard to alcove, original cast iron fireplace

BEDROOM FOUR having window to rear

STUDY AREA window to rear

BATHROOM having corner shower unit, original cast iron bath with claw feet roll top, low level wc and pedestal wash basin, airing cupboard, original ornamental fire surround

BEDROOM FIVE window to rear and door to 2nd staircase which leads to :

SECOND FLOOR

which consists of four attic rooms

OUTSIDE

Enclosed good sized garden to the front whilst to the rear lies a large garden which banks down towards the river, patio area and views across open farmland, sheltered decking area, four sheds for storage and parking for numerous cars to side

STABLE BLOCK The property benefits from a stable block

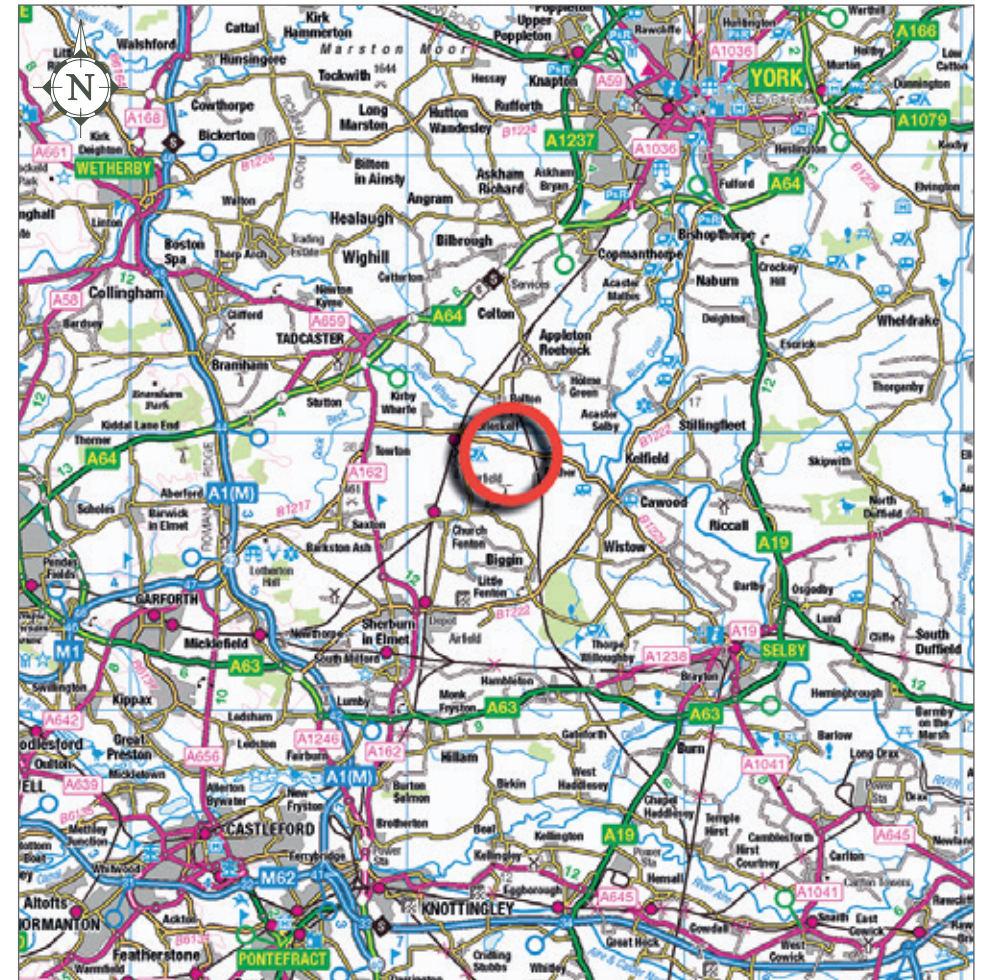
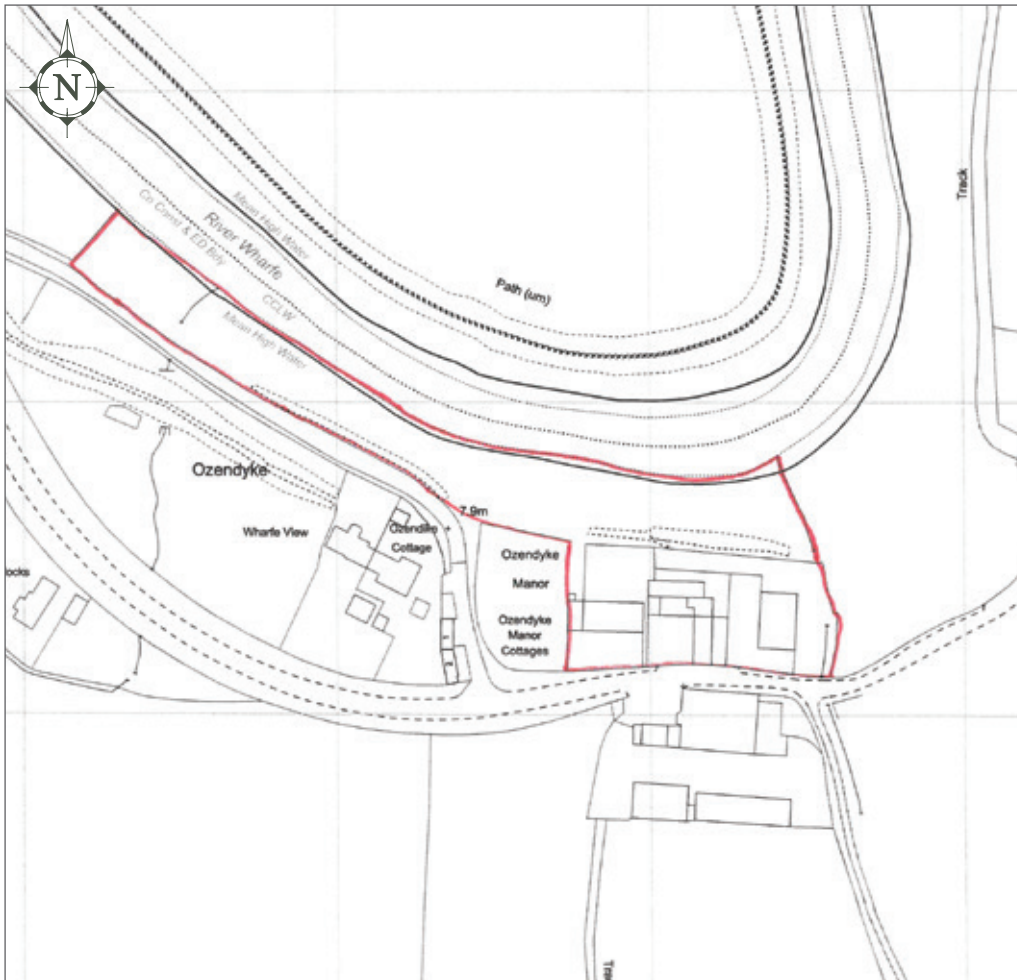
SHELTERS The property benefits from two open shelters

BARN The property also has the benefit of a barn for storage and a separate WC

VIEWINGS

Viewings are strictly by appointment with the selling agent, 01937 582748 or office @thomlinsons.co.uk





Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Thomlinsons and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.

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