

# Mark Stephenson's

ESTATE & LETTING AGENTS



## The Sycamores Low Hutton, Huttons Ambo, YO60 7HF

£765,000

- Completely individual detached bungalow
- Connected former indoor pool
- Combined/total floor area 4149 sqft
- On the open market for the first time
- Self contained annexe/cottage
- Garaging and attached stone barn
- Substantial four bedroom layout
- Total plot of approx. 0.75 acres
- Extensive gardens & open aspects

# The Sycamores Low Hutton, Huttons Ambo YO60 7HF

An imposing and completely individual stone under pantile bungalow originally built with four bedrooms but later extended and connected into what was an indoor swimming pool. The grounds are extensive and extremely well maintained enjoying lovely open aspects at the rear. A sweeping driveway from the village Main Street leads into generous parking, a stone barn and garaging which is connected to a fully self contained annexe cottage, itself extending to 861 sqft. The whole property offers huge potential, the former indoor swimming pool extends to 1459 sqft whilst the original four bed bungalow is approx 1829 sqft with generous living space and a modern kitchen. Built circa 1980 The Sycamores stands in a plot of approx. 0.75 acres. Total floor area 4149 sqft.



Council Tax Band: G



### Services

Mains water, electricity and drainage.

Oil fired central heating system.

Mains gas is not available in the village.

### Location details

Huttons Ambo consists of the villages of High Hutton and Low Hutton, the latter being the larger village that sits on the gentle slopes of an attractive stretch of wooded valley at the foot of the Howardian Hills. Despite its rural setting, the village benefits from high-speed broadband, making it an ideal base for anyone looking to work from home. There is convenient access to the A64 providing quick links to Malton - a first-rate market town with excellent amenities and railway station with regular services to York, from where London can be reached in less than 2 hours. The City of York is an easy commute, just 15 miles south-west, with its medieval Minster and comprehensive range of facilities.

### Hallway

Main front entrance door, two generous walk in store cupboards.

### Sitting & Dining room

Windows to the front and side elevations, open fire, three radiators. Two separate doors from the hallway and connecting door into the dining kitchen.

### Dining kitchen

With a modern range of base and wall level fitted units, AEG built in oven and hob. Integrated fridge and washing machine. Windows facing front and to the side. Radiator.

### Side porch/utility

Door leading out, side and rear windows, floor standing oil fired central heating boiler.

### Reception (rear)

Rear facing patio doors, radiator.

### Bedroom 1

Fitted wardrobes, radiator, patio doors leads into the former indoor pool.

Further door into the dressing area.

### Dressing room

Front window, wardrobes, radiator, door into the WC.

### En-suite WC

With wash basin, WC and front window.

### Bedroom 2

Rear window, wardrobes and radiator.

### Bedroom 3

Rear window, wardrobes and radiator.

### Bedroom 4

Connecting French doors into the former indoor pool, radiator.

### Bathroom

Three piece white suite and separate shower cubicle, heated towel rail and radiator.

### Outside Front

The Sycamores stands in a total plot of approx. 0.75 acres sitting well back from the village Main Street behind well maintained lawns split by a sweeping tarmac drive continuing to the rear allowing for generous parking and turning.

### Garage

Approx 19 ft 6 X 10 with roller, remote door. Currently divided but could easily open into the adjacent barn/shed.

### Barn/shed

Approx 19 ft 7 X 15 ft 10 Allows generous storage and easily enlarged if opened into the adjacent garage.

### Outside rear

Immediately behind the garage and adjacent barn lies a large area of vegetable plots and fruit trees.

Behind the main part of the property lies a very large area of flagged terrace/patio area which continue to the more formal lawned gardens, extremely well kept mostly to lawn with well established trees and shrubs all commanding lovely open views onto the adjacent grazing land.

### Annexe Cottage

Entrance hall/lobby

### Living/dining

Generous L shape reception room with side facing windows and rear French doors.

### Dining kitchen

Well fitted range of units with appliances. Side windows.

### Double bedroom

Front window.

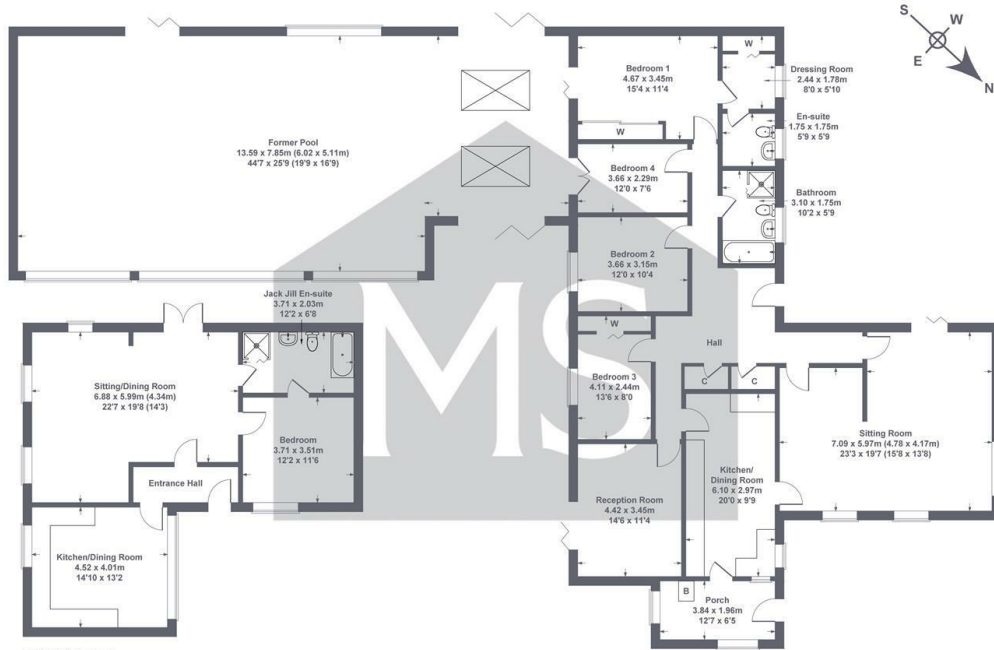
### Shower room

Three piece suite and separate shower cubicle.





Approximate Gross Internal Area  
 Main House - 1829 sq ft - 170 sq m  
 Pool - 1459 sq ft - 136 sq m  
 Annex - 861 sq ft - 80 sq m  
 Total - 4149 sq ft - 386 sq m



ANNEXE/COTAGE

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
 Produced by Potterplans Ltd. 2024



## Directions

## Viewings

Viewings by arrangement only. Call 01653 692500 to make an appointment.

## Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		74
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	