



West Lane, Sykehouse, DN14 9BD

In Excess of **£1,000,000**





- Three Bedroomed Detached House Built in Approx. 1890
- House and Garden set within approx. 0.66 Acres
- Paddock: Approx. 1.841 Acres
- House: Council Tax Band Rating F
- EPC Rating: TBC ()
- Grade 2 Listed Dovecote (Pre-dates House)
- Yard: 0.576 Acre
- Dovecote: Commerical Use: Rateable Value £2450 Under 2026 rating listing. (Ground Floor Only)
- Dovecote: EPC Rating: TBC ()
- FREEHOLD



Welcome to this attractive former farm house with large garden, paddock of approx. 1.841 acres and the grade two listed Dovecote (currently used as a commercial office).

As you pull through the electric gates and into the driveway you will take in the scope of exactly what this property has to offer.

As we enter through the front door there is an inner porch leading into the modern feeling dining kitchen which has been designed to be the heart of this home. There is space for a large dining table as well as breakfast bar in the kitchen so whether its formal or informal dining that is required all bases are covered.

The attractive fitted 'shaker style' kitchen features a multitude of storage solutions with plenty of cupboards and worksurface space - even the keenest of aspiring chefs will be catered for. There is space for fridge/freezer, range style cooker as well as built in appliances including modern electric oven and dishwasher.

The spacious lounge with traditional open brick fireplace and hearth creates a warm focal point with multi-fuel burning stove to ensure warmth in the coldest of months. The lounge leads into a conservatory with flat roof and doors leading out into the patio area of the garden.

The ground floor also features utility room with sink over looking the rear garden and space for a washing machine. A snug/fourth bedroom and toilet.



Ascending the stairs to the first floor you can access the large master bedroom with windows to both sides of this room creating a light and airy feel. This bedroom features an en-suite bathroom with shower over bath, toilet and sink.

The galleried landing also has a large lockable closet as you come up the stairs providing a clever storage solution.

Bedrooms two and three are also doubles with windows to the front of this home.

The modern and striking family bathroom sits to the end of the landing and has white subway style tiles with black grouting for a contrasting finish, bath with shower over, toilet and sink.

Externally to the rear of the property is a large South-East facing garden mainly laid to lawn with patio area and access to the Dovecote and paddock via gate at the bottom of the garden. There is also a large wooden garden store.

For vehicles there is a double garage with electric garage door as well as a large driveway that sweeps across the front of the property.

Please note.

Please Note:

- Brick Built Construction
- Oil Central Heating
- Mains Electricity
- Mains Water Supply
- Shared Septic Tank With The Dovecote (Emptied January 2026)











Ground Floor Building 1

Approximate total area⁽¹⁾

230.8 m²

2483 ft²



Floor 1 Building 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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JP Harll

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The Dovecote



A truly distinctive building, showcasing an exceptional blend of historic charm and practical usable space. The rooms are framed by a wealth of exposed timber beams to the ceiling and walls, creating an immediate sense of age, craftsmanship and architectural interest.

One of the standout features is the exposed brickwork, which adds warmth, texture and authenticity, beautifully contrasting with the dark stained timber detailing and lighter neutral décor. The part-panelled and timber-framed partition provides a striking focal point, giving the rooms a rare and memorable character that feels completely individual.

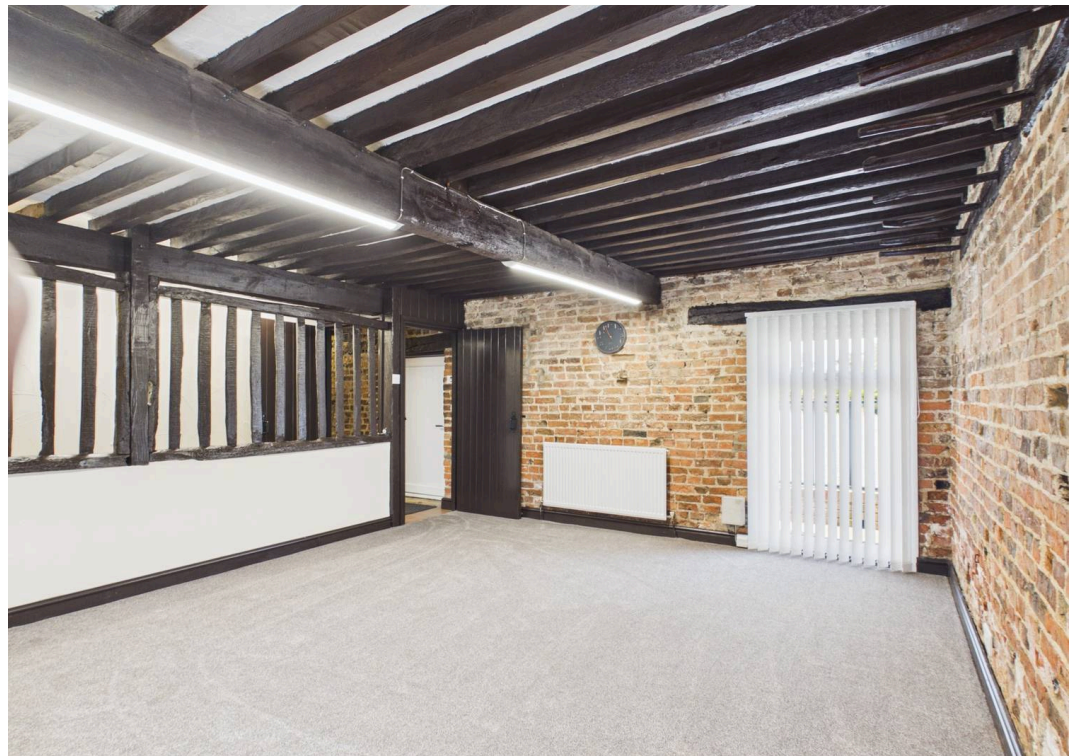
On the ground floor the space is divided into a main office, dining kitchen and bathroom. On the first floor are two further rooms and on the second floor is the Dovecote itself with a Mezzanine level.

The grade 2 listed Dovecote sits proudly on the edge of its own Yard which is approximately 0.576 Acres. The Dovecote is currently used for Commercial use only. The yard is fully enclosed with security system and double, sliding Electric Steel gates, which allows access for large vehicles. (This Yard has previously had a HGV license for 14 vehicles and additional trailers.)

At the rear of the yard is a timber gate which gives access to the field at the rear. (This field is described in the House section of the brochure). The Dovecote and yard have its own land registry document, although is being sold as a whole, with the house and paddock.

Please Note:

- The Dovecote and yard have its own land registry document, although is being sold as a whole.
- The Dovecote is Grade 2 Listed.
- The Dovecote is currently used for commercial use only.
- The Dovecote sits on approximately 0.576 Acre Yard.
- The Dovecote has its own LPG Central Heating System.
- The Dovecote and West End Cottage share a septic tank
- JP Harll has no knowledge of HGV licensing or how to apply for this. You will need to make your own enquiries on this.
- The Dovecote has a ratable value of £2450 under 2026 rating listing (Ground Floor Only)





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Conduct their own inspections, surveys and searches

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All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

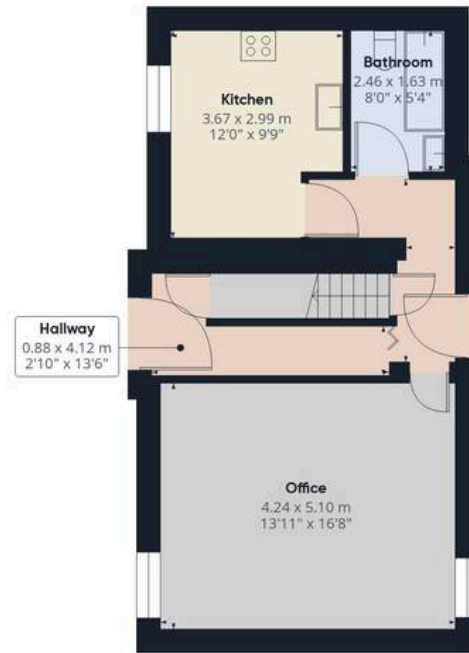
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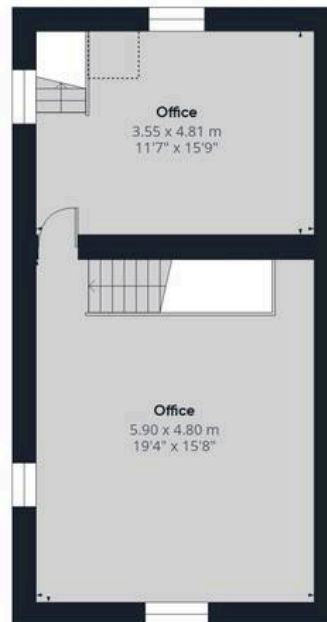
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Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955



Ground Floor Building 2



Floor 1 Building 2



Approximate total area⁽¹⁾

90.9 m²
980 ft²

Reduced headroom

0.7 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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