



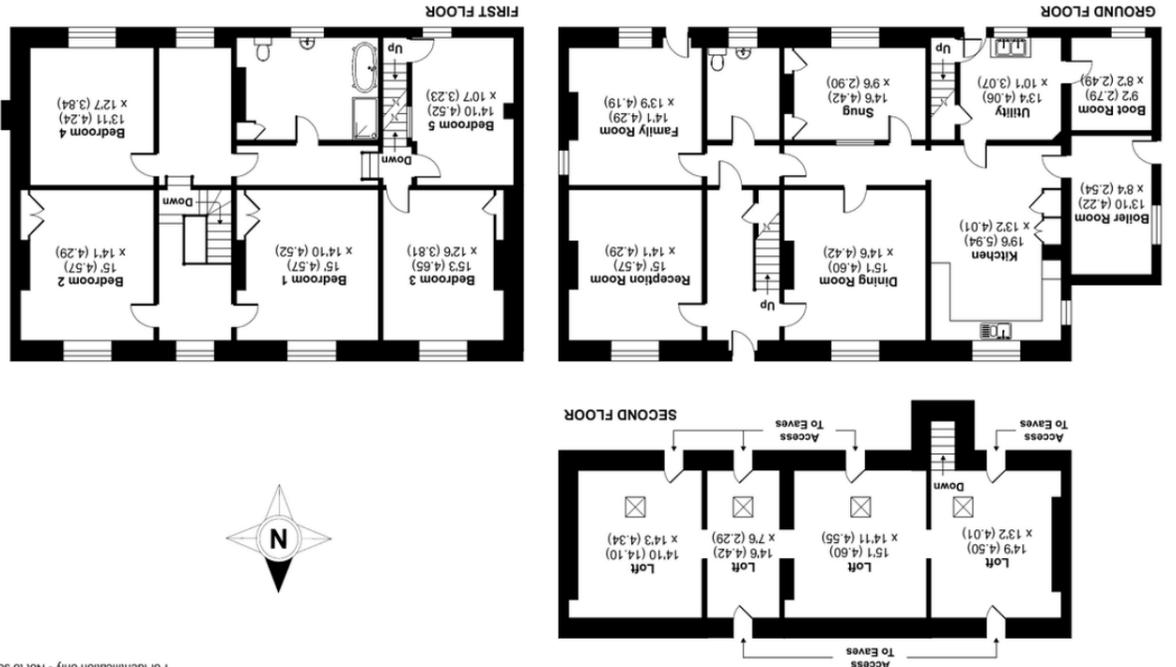
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rickscm 2025.  
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**Ozendyke Manor, Ozendyke, 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



Ozendyke Manor  
Boggart Lane, Ozendyke



Price Guide: £600,000

# Ozendyke Manor, Boggart Lane, Ozendyke, Tadcaster, North Yorkshire, LS24 9DZ

**PROJECT/TOTAL REFURB THROUGHOUT** A spacious five bedroom former farmhouse with outbuildings/stables in need of modernisation/refurbishment with good size gardens extending to approx 1.28 acres with an additional paddock/orchard, located in a rural location with views across the river and open farmland.

## IN NEED OF FULL REFURBISHMENT AND MODERNISATION PROPERTY & FLOOD RISK

Please note that this property is currently uninhabitable and requires significant improvements. Due to its present condition, it is unmortgageable and is best suited for cash buyers seeking a project. Once the necessary repairs are complete, the property should be eligible for a mortgage, subject to a satisfactory valuation and survey. Regarding environmental factors, the property is located in a Category 3 Flood Risk Area. Please be aware that while the house and stables have not flooded, the barn has previously been affected.

### ENTRANCE HALL

Spacious area with understairs area with shelves

### SITTING ROOM

15' x 14' having window to front and original fireplace with inset cast iron open fire

### DINING ROOM

15' x 14'6" 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

### STUDY

9'4" x 11'8" having cupboards to recess and window to rear

### DINING KITCHEN

19'3" x 12'11" having 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

### REAR HALLWAY

being spacious and having understairs storage cupboard and floor unit incorporating Belfast sink and worktop, window to rear and door to rear garden

### UTILITY

9'2" x 8'1" having plumbing for washing machine and floor unit with worktop over wall mounted shelves and cupboards, window to rear

### STORE ROOM

13'11" x 8'2" door to side and window

### Stairs to:

#### FIRST FLOOR

##### BEDROOM ONE

15'1" x 13'1" having window to front, fitted cupboard to alcove, original cast iron fireplace

##### BEDROOM TWO

14'2" x 15'4" having window to front, fitted cupboard to alcove, original cast iron fireplace

##### BEDROOM THREE

14'3" x 14'11" having window to front, fitted cupboard to alcove, original cast iron fireplace



### BEDROOM FOUR

13'11" x 12'7" having window to rear, original cast iron fireplace

### DRESSING ROOM

7'4" x 14' window to rear

### BATHROOM

10' x 14'3" (max) 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

14'8" x 10'7" window to rear and door to staircase which leads to :

### SECOND FLOOR

which consists of four attic rooms for storage purposes only

### OUTSIDE

Enclosed garden to the front whilst to the rear lies a large garden with orchard/paddock, patio area and views across the river exceeding 1.28 acres, parking for numerous cars to side with cover and storage.

### FLOOD RISK

Category 3 flood risk, the house and stables have not flooded but the barn has.

### COUNCIL TAX BAND G

