



HEWETSON & JOHNSON

*A fabulous farmhouse with an annex in c.3.5 acres, close to Helmsley and Harome*

***Shaw Moor House, Harome Heads Lane, Harome, YO62 5HZ***





*The owners practically rebuilt this old farmhouse creating a practical, modern home. The Piggery offers additional accommodation, and the barn has great potential for a number of future uses. The sweeping drive and gardens are a joy. All this and it's a nip to Helmsley, Harome and the beautiful moors.*

**Ben Pridden**



- Entrance hall and stair hall
- Study/snug
- Utility room and WC
- 3 further bedrooms and 2 bathrooms
- Extensive gardens and grounds
- Drawing room
- Kitchen open to a dining room
- Master bedroom with en suite
- Seperate annex and barn
- In all approx. 3.5 acres

**Location**

The property is just outside Harome (1.2 miles) and is set in beautiful countryside on the outer fringe of the North York Moors National Park. Harome is renown for The Star Inn, an exceptional pub with a Michelin star and rooms, and The Pheasant Hotel which overlooks the village pond and has a fine kitchen.

Helmsley (2.7 miles) is a pretty market town and has excellent facilities with local shops, convenience stores, places to eat and an arts centre that puts on films, concerts, theatre productions and exhibitions. For further services Malton and Thirsk are easily accessible, both with rail stations and supermarkets.

York station is 24 miles to the south and has regular services to London, many in under two hours. There is also a direct train service from Thirsk to London (about 2 1/4 hours).

**The House and Grounds**

Shaw Moor House is a great looking, Grade 2 listed farmhouse. The owners completely refurbished the property whilst retaining and enhancing its period character. The result is a fine family home with generous proportions and a wonderful rural outlook. In addition to the main house they converted a former piggery into a separate annex, that could be let or used as an overflow to the main house.

The ground floor flows well with a fabulous sitting room with oak beams and an attractive stone fireplace, and a snug (currently used as a study). The kitchen has a vaulted ceiling and is open to a very civilised dining room, with a door leading onto a west facing terrace. There is underfloor heating throughout the ground floor and annex.

The upper floors provide four bedroom and three bathrooms including the master bedroom which has its own bathroom and far reaching views.

The property is accessed along a sweeping, tree lined driveway. There is ample parking and a barn which is currently used as a workshop and garaging. It is quite possible the next owners could convert the barn into a number of alternative uses including a home office or another annex, subject to any necessary consents. The barn is attached to the neighbouring barn conversion.

The front garden is open to the south and has established borders, and paved terraces accessed directly from the dining room and sitting room ideal for outside entertaining. There is a further lawned garden adjacent to the drive.

Across the lane there is a paddock and small wood measuring about 2.18 acres that is held on a separate title.

**Services**

Mains drainage, oil central heating and hot water, and mains water. Standard internet available- 5 Mbps (OFCOM). Mobile coverage "variable to good" dependant on provider (OFCOM).

**Council Tax**

Band F payable to North Yorkshire Council.







## Shaw Moor House, Harome, York, YO62 5HZ

APPROXIMATE GROSS INTERNAL FLOOR AREA  
 Main House - 3204 SQ FT / 297.61 SQ M - (Excluding Store)  
 The Piggery - 392 SQ FT / 36.47 SQ M  
 Workshop - 997 SQ FT / 92.66 SQ M  
 Page Total - 4608 SQ FT / 428.08 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 All Measurements and fixtures including doors and windows  
 are approximate and should be independently verified.  
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Energy Efficiency Rating		Current	Minimum
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	