



## Sycamore House Biggin Lane

Biggin, LS25 6HH

**Offers Over £800,000**

Nestled in the tranquil countryside of Biggin Lane, near Sherburn in Elmet, this charming detached farmhouse presents a fabulous and rare opportunity for those seeking a rural retreat. Set within approximately 3.5 acres of grazing land, the property boasts a spacious layout, featuring one reception room and three well-proportioned bedrooms, making it ideal for families or those looking for extra space to modernise and make their own.

The farmhouse, while in need of some updating, offers a blank canvas for potential buyers to create their dream home. The property is complemented by numerous outbuildings, stables and storage sheds; providing ample storage or the potential for conversion into additional living spaces, workshops, or leisure areas.

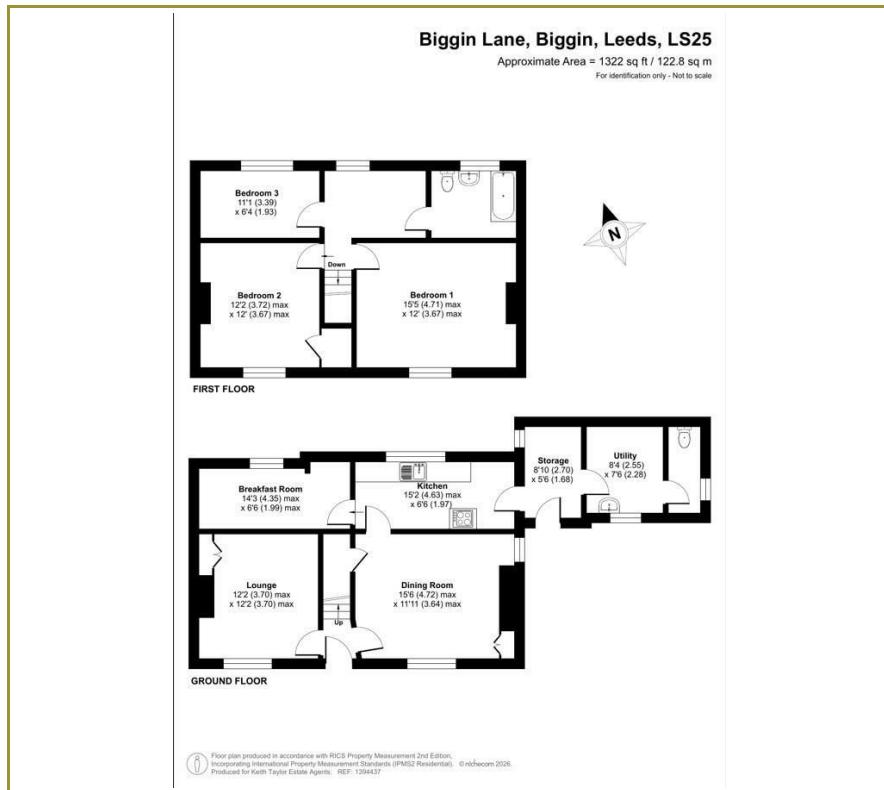
Parking is a breeze with space for up to three vehicles, ensuring that you and your guests can come and go with ease. The rural location offers a peaceful lifestyle, surrounded by the beauty of nature, while still being within reach of local amenities and transport links.

This vacant farmhouse is a unique find, perfect for those looking to embrace country living while having the opportunity to personalise and enhance the property to their liking. Do not miss out on this exceptional chance to own a piece of the countryside.

- \* CHAIN FREE \*
- Detached Farm House
- Numerous Outbuildings Ideal for Conversion Subject to PP
- 3 Bedrooms
- 2 Reception Rooms
- Idyllic Rural Location
- In Total c3.5 Acres
- Pony paddock / Horse Grazing at the Rear
- Close to Sherburn in Elmet
- Highly Sought After Opportunity



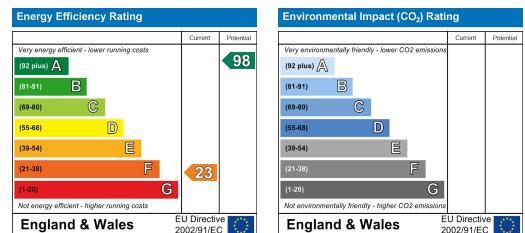
## Floor Plan



## Area Map



## Energy Efficiency Graph



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