

Peter  
**illingworth**  
ESTATE AGENTS



**Sycamore House, Ings Lane**  
**Kirkbymoorside, York YO62 6DN**  
**Price Guide £895,000**

[www.peterillingworth.co.uk](http://www.peterillingworth.co.uk)  
Freehold, EPC Band C  
Property Tax Band G

An impressive and beautifully appointed six bedroom family home including one bedroom annex offering substantial and versatile accommodation arranged over **three floors**, standing within private gardens extending to approximately **0.29 acres (or thereabouts)**. The property is approached via a long and attractive **brick-set driveway**, providing ample parking and leading to **an attached double garage with a self-contained annex above**, ideal for guests, dependent relatives or ancillary use.

Designed to blend traditional character with modern living, Sycamore House benefits from **underfloor heating throughout all three floors**, ensuring year-round comfort. The ground floor offers an excellent balance of formal and informal living space, well suited to modern family life and entertaining. There is also a dedicated **spa suite incorporating a resistance swimming pool** (available by **separate negotiation**), providing a rare lifestyle feature within a private residence, plus a first floor **gym**.

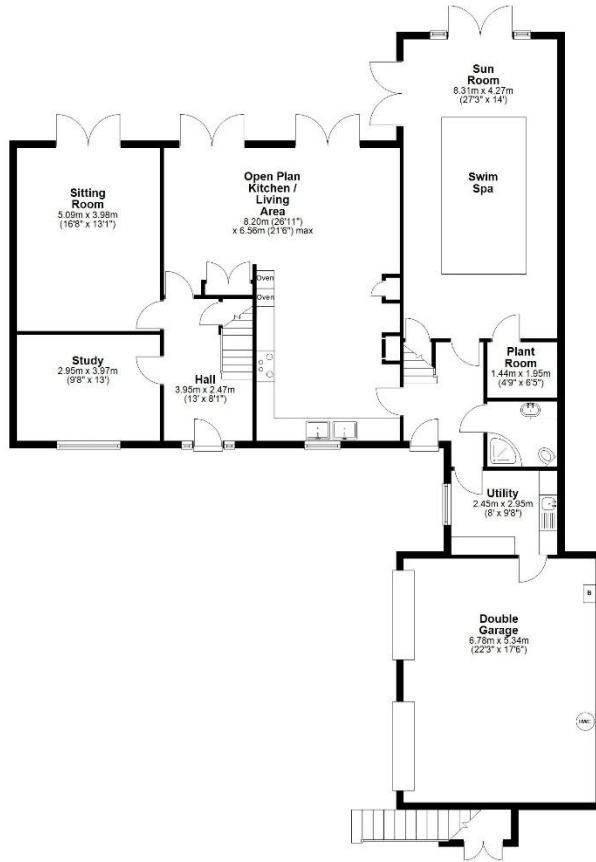
The bedroom accommodation is generous and flexible, including an impressive principal suite with dressing area and en-suite facilities, together with further well-proportioned bedrooms and bath/shower rooms across the upper floors. The annex above the garage includes its own living area, bedroom and shower room, further enhancing the versatility of the property.

The gardens form a notable feature, offering a high degree of privacy with decked sitting out area, lawned areas, and ample space for outdoor enjoyment, all set within an attractive Ryedale setting.

Kirkbymoorside is a thriving market town with a wide range of amenities including independent shops, cafés, public houses, a community primary school and leisure facilities. Located at the edge of the **North York Moors National Park**, the area offers outstanding countryside walks while remaining convenient for Helmsley, Malton, York and the East Coast.

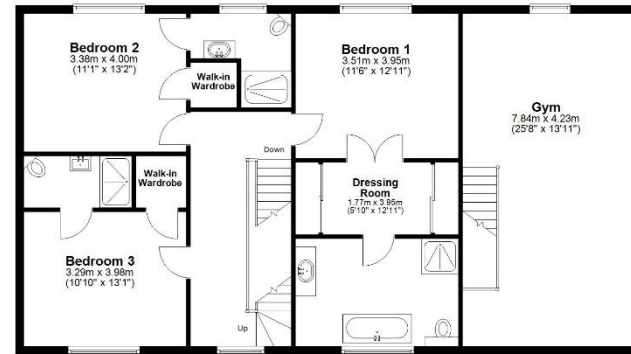


**Ground Floor**  
Approx. 133.0 sq. metres (1459.2 sq. feet)

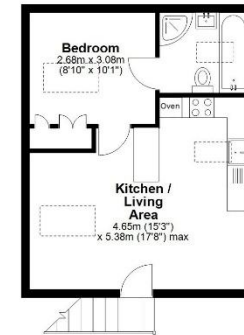


Total area: approx. 407.5 sq. metres (4385.9 sq. feet)  
**Sycamore House, Kirkbymoorside**

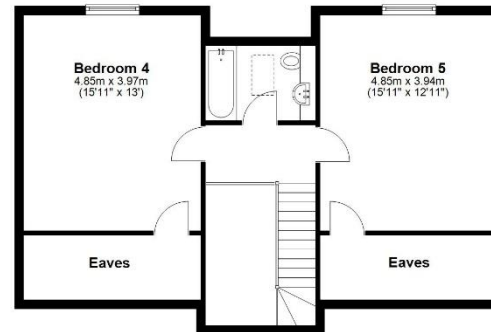
**First Floor**  
Approx. 157.0 sq. metres (1688.6 sq. feet)



**Annexe**



**Second Floor**  
Approx. 67.5 sq. metres (727.0 sq. feet)



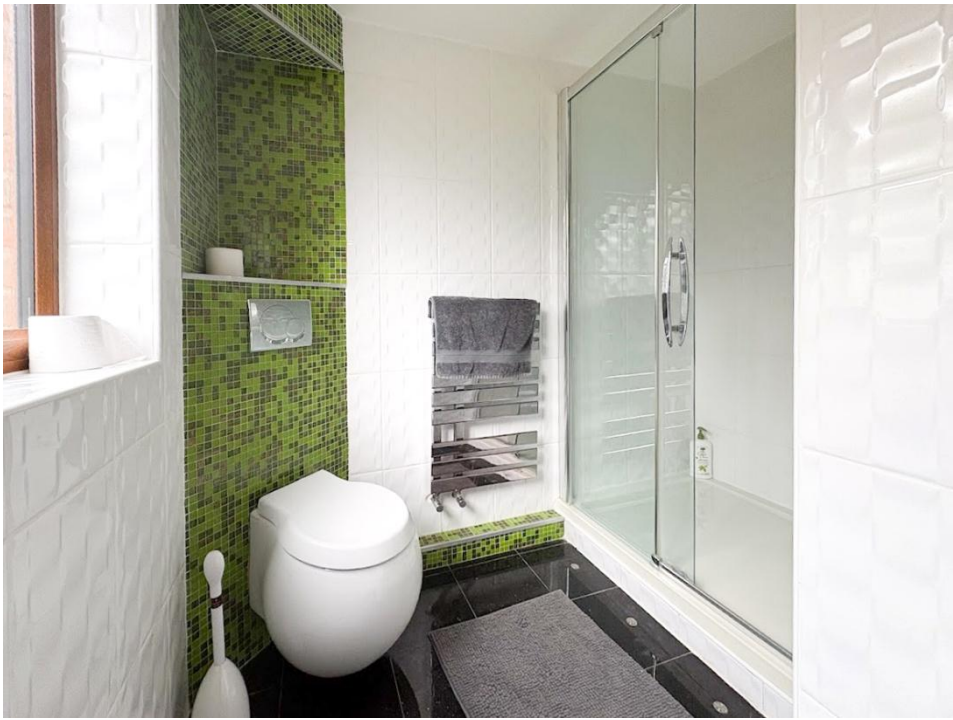
For information purposes, not to scale













**Tenure:** We understand the property to be freehold and vacant possession will be given on completion.

**Services:** Mains water, drainage, gas and electricity (3 Phase) are laid on.

**Notes:** Underfloor heating to garage.

There is a mains drain that runs under the rear garden from Sylatec, which exits onto Ings Lane. The land to the west of the property is under consideration for development.

**EPC:** Band C - Annex Band C

**Property Tax:** Band G

**Broadband:**

Basic 17 Mbps, Superfast 89 Mbps and Ultrafast 1800 Mbps

**Mobile Coverage:**

EE, Vodafone, Three and O2

**Satellite/Fibre TV availability :** BT and Sky

**Flood Risk:** Very low

**What3Words:** ///earpiece.sleeps.sulked

**HMRC:** It is a legal requirement to identify purchasers for the Proceeds of Crime Act/Anti-Money Laundering/ Anti-Terrorism Legislation etc. For these purposes this service is contracted out to Landmark Estate Agency Services for which they will apply a charge.

**Photography:** By Peter Illingworth

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**Viewing:**

Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York.

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