

Sykes House, Rudland | Fadmoor. YO62 7JJ

BoultonCooper

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Est. 1801







Sykes House, Rudland Fadmoor York

Sykes House is an attractive detached stone built traditional cottage situated in this picturesque location set within the heart of the North York Moors National Park enjoying views over the spectacular countryside.
The cottage offers a unique lifestyle package with accommodation over two floors, attractive gardens, an additional stone outbuilding and a fenced paddock, extending in all to 4.56 acres (1.85 ha) or thereabouts.
Rudland is a rural tranquil hamlet situated two miles north of the village of Fadmoor and is set within stunning countryside. The market town of Kirkbymoorside lies approximately 4 miles south of Rudland where a good range of local amenities and recreational facilities can be found.

Guide Price £625,000

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Accommodation Comprises

Entrance Hallway
With built in cupboards (one cupboard contains oil fired central heating boiler), double glazed window, exposed stone wall and central heating radiator.
Door leading to Study.

Shower Room
With low flush w.c, shower cubicle with shower unit, pedestal wash hand basin, double glazed window and central heating radiator.

Inner Hallway
With stairs to first floor landing.

Study
3.05m x 2.90m (10' x 9'6")
With double glazed window having views over garden and paddock, exposed timbers, central heating radiator, inset bookcase and understairs storage cubpboard.

Sitting Room
3.99m x 4.04m (13'1" x 13'3")
Having feature fireplace with stone surround, cast iron fireplace incorporating bread oven and open grate, tiled hearth, exposed timbers to ceiling and central heating radiator. Dual aspect double glazed windows with lovely views over garden and paddock.

Bedroom 2
5.36m x 3.91m (17'7" x 12'10")
With two double glazed windows having views over garden and paddock, double glazed velux window, built in wardrobe, central heating radiator and door to outside.

En Suite Shower Room
Comprising tiled shower unit, pedestal wash hand basin with tiled splash back, low flush w.c., double glazed window with tiled window sill, central heating radiator.

Dining Kitchen
4.17m x 4.47m (13'8" x 14'8")
With single drainer sink unit set within rolled edge work surfaces, wall and base units incorporating drawer compartments with tiled splash backs, display shelving, space for cooker, plumbing for dishwasher, two double glazed windows, central heating radiator, stable door to porch.

Porch
With windows and door to outside.

Dining Room
5.21m x 2.31m (17'1" x 7'7")
With exposed timbers to ceiling, central heating radiator, two double glazed windows and double glazed velux window and door to utility room and bedroom. Access to roof space.





Utility Room
5.18m x 1.55m (17' x 5'1")
Comprising single drainer sink unit set within rolled edge work surfaces, tiled splash back and tiled window sill, plumbing for automatic washing machine, space for drier, central heating radiator and door to outside.

Bedroom 3
3.63m x 3.91m (11'11" x 12'10")
With two double glazed windows and central heating radiator.

First Floor
Stairs from Lobby lead to first floor.

Master Bedoom (1)
3.96m x 4.17m (13' x 13'8")
With two double glazed windows having lovely views, access to roof space, walk in cupboard, central heating radiator.

En Suite Bathoom
Comprising panelled bath with shower over, pedestal wash hand basin with tiled splash backs, low flush w.c. partial wall tiling, central heating radiator and double glazed window with superb views and tiled window sill.

Outside
Five barred gate leads to gravelled driveway, giving access to timber garage and workshop having double doors 19'4" x 19'7", light and power, pitched roof and personal door to the side. Paved pathways, stone retaining wall and steps, patio area and laid lawn, wood store and stone outbuilding with pitched roof 7'8" x 13'9". The front of the property is mainly laid to lawn with established trees and shrubs, wild flowers and shrubbery borders together with SUMMER HOUSE and pond. Part stone retaining wall and gate, pathway leading down to access gate to fenced paddocks extending in all to 4.56 acres (1.85 ha) or thereabouts.

Services
Mains electricity and water.
Septic tank drainage
Oil central heating
The property was re-roofed in 2018

Location
What 3 Words ###fools.jotting.sensual










VIEWING

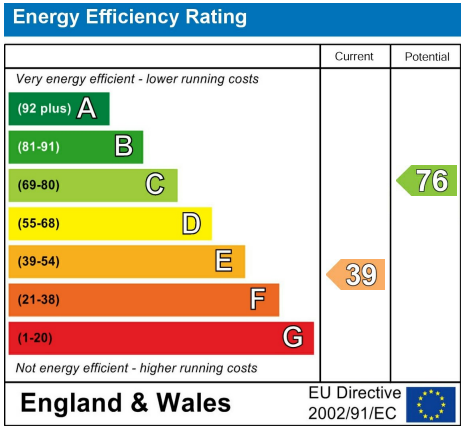
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COUNCIL TAX BAND

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ENERGY PERFORMANCE RATING

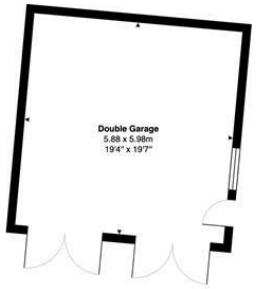
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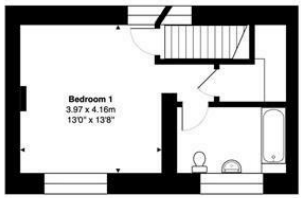


Gross Internal Area

House:	156.9m² ... 1,689ft²
Double Garage:	35.2m² ... 379ft²
Store & Mezzanine:	16.0m² ... 173ft²
Total:	208.1m² ... 2,240ft²

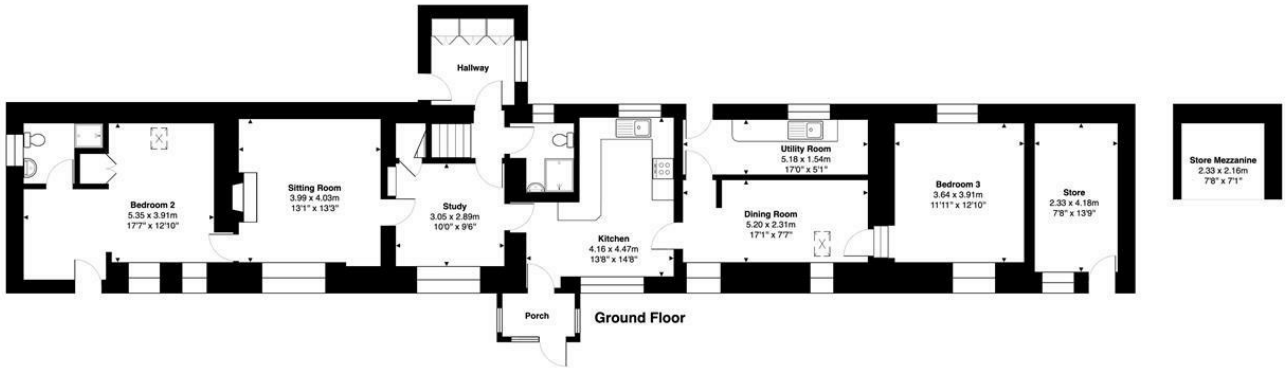
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First Floor





Ground Floor

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