



£850,000

Church View, Sycamore Close, Burnt Yates, HG3 3EJ

Detached House | 3 Bedrooms | 3 Bathrooms

01423 276100

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Step Inside

Property Description

An imposing three ensuite bedroomed detached house providing generous accommodation extending to nearly 2400 sqft, with large detached garage, ample parking including a carport to shelter a motorhome and a landscaped garden, situated in a tucked away position in the heart of this popular village.

Main Particulars

An imposing three ensuite bedroomed detached house providing generous and flexible accommodation extending to nearly 2400 sqft, with large detached garage, ample parking including a carport to shelter a motorhome and a landscaped garden, situated in a tucked away position in the heart of this sought after village.

This substantial family home has undergone a complete renovation program and is finished to the highest of standards throughout. The property is offered with oil fired central heating, a pressurised hot water system and sealed unit double glazing and briefly comprises; entrance hall, cloakroom /wc, inner hallway with stairs to the first floor, guest wc, garden room with delightful aspect and a spacious lounge with multi burning stove, sliding doors out to a paved seating area and a concealed door through to a study/home office. In the heart of the property is an impressive open plan sociable dining kitchen with breakfast island that easily seats four, extensive hidden storage, integrated dog bed, bi-folding doors to both the front and rear with open countryside views. The contemporary kitchen is fitted to a high specification with quartz worktops, Quooker hot water tap, waste disposal, Bora induction hob with downdraft extraction and includes a full range of integrated appliances including dishwasher, microwave, warming drawer, two ovens and American style fridge freezer. There is a Large utility room with hidden washer and drier space, outdoor clothing cupboards, sinks and units, further storage in the boiler cupboards.

To the first floor a light and airy open landing with doors leading to three double bedrooms all fitted with ensuite shower rooms. The master bedroom suite is to be admired and is boutique hotel room worthy. This luxury room features a vaulted ceiling, striking apex window to the front with far reaching countryside views, double vanity unit and a freestanding bath positioned to enjoy the views across the valley. The bedroom is served by a fully tiled ensuite shower room with window having delightful views and a concealed dressing room/nursery. There are further wardrobe storage and linen cupboards.

Outside a driveway provides ample parking and turning space and leads to a Large detached outbuilding ideal for classic car / motorcycle enthusiasts, large workshop or office space.

To the rear of the property is an enclosed landscaped garden that gets the sun throughout the day and is next to an attractive village church which gives a pleasant backdrop. The delightful garden features shaped lawns, an ornamental pond next to a decked area which benefits from the last of the evening sun, stone paved seating areas and an irrigated bog garden.

Church View is situated in the heart of the village nestled away behind the church away from traffic and enjoys far reaching open country views. The village of Burnt Yates is set within the Nidderdale AONB and has a popular village primary school and is close to the Brimham Rocks National Trust, perfect for country living yet being striking distance of the renowned spa town of Harrogate with its many cafés, bars restaurants, shopping and excellent secondary schools. Close by are the villages of

Hampsthwaite, Birstwith and Ripley with shops , cafes and pubs. The local pub at Birstwith is on a popular walkers route over the fields opposite the house

Tenure Freehold.

Services All mains services with the exception of mains gas are connected to the property, heating is via an oil fired central heating system.

Tenure: Freehold

Parking options: Off Street, Garage

Garden details: Private Garden





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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 13566874 Registered Office: , 15 Market Place, Knaresborough, HG5 8AL



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