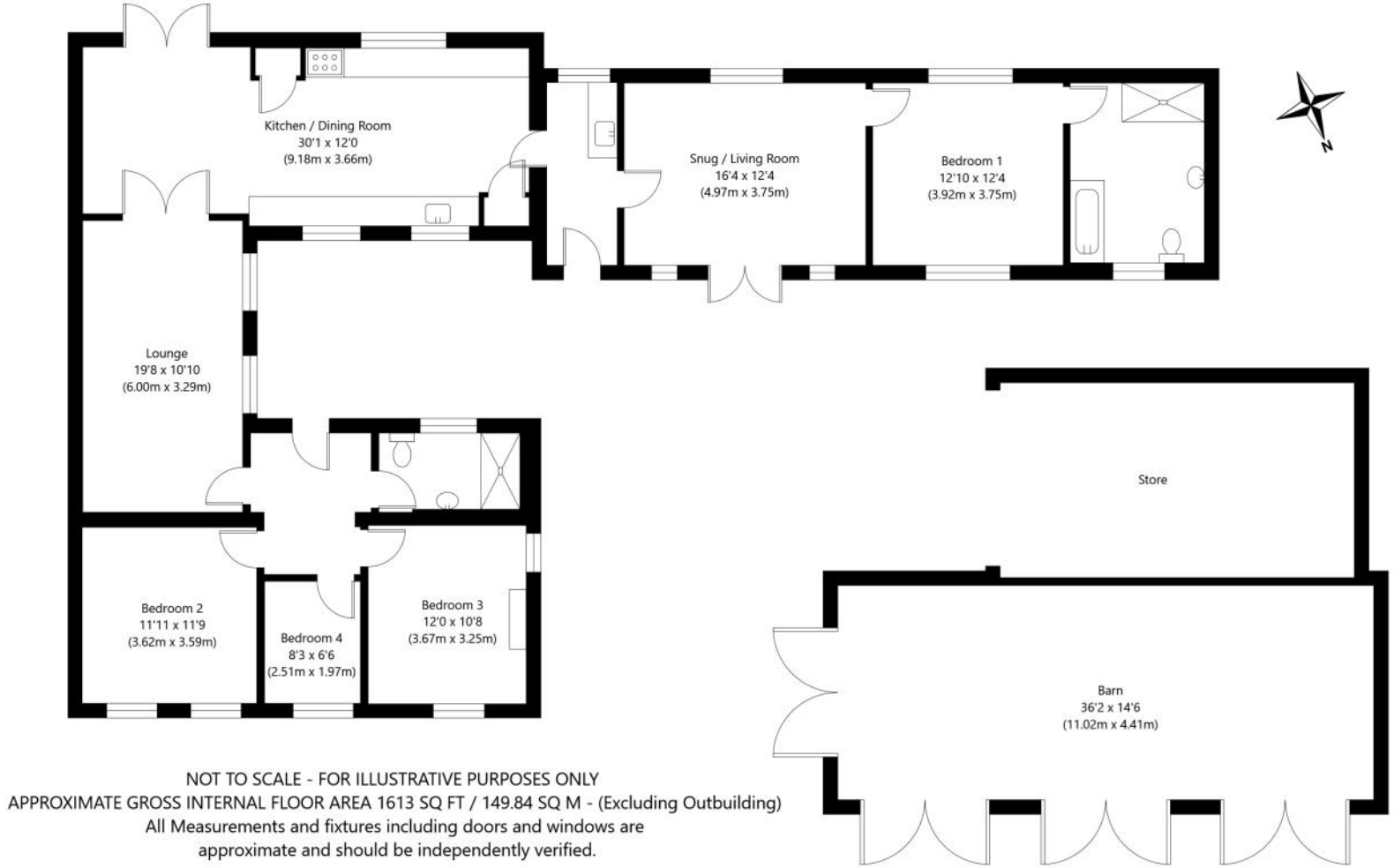

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Sycamore Cottage
Holtby
YO19 5UD

A charming and deceptively spacious four bedroom, two bathroom single-storey village home, beautifully combining character, comfort and modern family living, all set within approximately two acres of stunning grounds with breathtaking south-west facing views across its own paddock. Believed to date back to the 1750s, the original cottage has been sympathetically extended and enhanced over the years to create a truly special home offering exceptional versatility and an enviable countryside lifestyle. Offered with no forward chain, this is a rare opportunity to enjoy a peaceful rural retreat just five miles from York city centre.

Occupying a delightful position within the village of Holtby, Sycamore Cottage is tucked away behind a mature hedge, creating an immediate sense of privacy and seclusion. Large wooden gates open onto an extensive gravelled driveway providing generous parking and access to the open barn-style double garage, while the landscaped front garden and charming courtyard add colour and interest throughout the seasons.

The true highlight of the property is its exceptional outdoor space and uninterrupted countryside views. The rear of the bungalow sits directly alongside the paddock land, allowing all rear-facing windows to enjoy spectacular open views across the south-westerly aspect. Perfect for families, dog owners, equestrian enthusiasts or those simply seeking more space and tranquillity, the two-acre paddock is fully enclosed and dog-proof behind mature hedging. The grounds also include a variety of established trees, a substantial Goodrick barn/stable building with excellent potential for equestrian or outdoor use, a delightful summerhouse and direct access onto a wonderful network of public footpaths right from the doorstep.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1613 SQ FT / 149.84 SQ M - (Excluding Outbuilding)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.











Internally, the bungalow offers beautifully balanced accommodation with a warm and welcoming atmosphere throughout. The entrance hallway also serves as a useful utility area and leads into the delightful double-aspect living room/ snug, featuring views across the paddock, French doors to the garden, a beautiful walnut floor and a multi-fuel Aga stove creating a cosy and inviting feel. Adjacent is the impressive principal bedroom suite with a spacious double aspect bedroom and a luxurious ensuite bathroom complete with Jacuzzi bath and separate shower cubicle.

At the heart of the home is the impressive 30ft country-style kitchen/dining room, thoughtfully extended in recent years to create a bright and sociable space ideal for family living and entertaining. French doors open onto the rear, perfectly framing the stunning views, while the shaker-style kitchen is complemented by wooden worktops and space for a range cooker, American-style fridge freezer, dishwasher and washing machine. A separate formal lounge provides an additional reception room with tiled flooring and a further multi-fuel Aga stove, adding even more warmth and character.

A separate hallway with external access leads to the remaining three bedrooms, all featuring attractive oak flooring, together with a stylish modern family shower room/WC finished with quality contemporary fittings.

The property further benefits from gas central heating, double glazing and an Energy Performance Certificate rating of C. Thoughtfully improved and updated by the current owners, Sycamore Cottage successfully retains its original charm while offering a highly functional and beautifully presented home in a wonderful countryside setting.

Council Tax Band D 2026/2027 - Approx. £2,270

What 3 Words ///emailed.shopping.smarting







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