

Ruler Hall, Harswell, York, East Yorkshire, YO42 4LG, England

Guide Price £749,950



A substantial and versatile detached country residence set within approximately four acres. The property occupies an enviable position, offering uninterrupted views across open fields and offers exceptional multi-generational living, extensive outbuildings and exciting lifestyle opportunities.

The main residence provides well-appointed accommodation, with a spacious fitted kitchen offering an extensive range of worktop surfaces and storage, together with an impressive range of integrated appliances including a double oven, microwave, grill and induction hob. There is also a separate utility room, a downstairs cloakroom and a generous dining room with patio doors opening onto the outside space. The principal reception room is a particularly inviting space, featuring a wood-burning stove, creating a warm and characterful focal point.

The first-floor accommodation includes a generous principal bedroom with a dedicated dressing area and en-suite shower room, together with further bedroom accommodation, a separate dressing room and a family bathroom fitted with both a whirlpool bath and separate shower. An additional bedroom/study provides useful flexibility for home working or alternative uses.

A particularly attractive feature of Ruler Hall is its self-contained annexe, offering excellent potential for multi-generational living, independent guest accommodation or those requiring additional space. The annexe comprises a fully fitted kitchen/living room, complete with a range of integrated appliances, generous U-shaped worktop surfaces and sliding doors onto the patio seating area. There is also a separate bedroom with another set of sliding doors and its own en-suite shower room. This space could be seamlessly incorporated into the main residence, if desired.

Externally, Ruler Hall occupies an impressive plot of approximately four acres, with the grounds offering a variety of spaces and features to enjoy. The property benefits from a fully fenced perimeter, CCTV security and an established wildlife pond, with owl boxes attracting local wildlife. A substantial sunken patio provides an excellent outdoor entertaining area, enhanced by subtle lighting, while a polytunnel offers further opportunities for those with an interest in growing their own produce.

There is also an extensive range of outbuildings, including three timber sheds/log stores and a substantial former pump house, currently utilised for storage, which offers exciting potential for a variety of alternative uses, subject to the necessary consents. Of particular note is the impressive industrial, general purpose shed, measuring approximately 18m x 10m, which is fully insulated and benefits from a double electric roller door and zoned lighting. This provides excellent space for storage, workshop facilities, hobbies or business-related requirements.

Overall, this is a fantastic opportunity to acquire a distinctive and adaptable country property, combining substantial living accommodation, independent ancillary spaces, extensive outbuildings and approximately four acres of grounds. Whether accommodating multiple generations of family, pursuing business or lifestyle interests, or simply enjoying the space, freedom and scenic beauty of this rural setting, this is a property offering an exceptional degree of versatility and exciting scope for the future.



SUBSTANTIAL AND VERSATILE COUNTRY RESIDENCE SET WITHIN APPROXIMATELY FOUR ACRES









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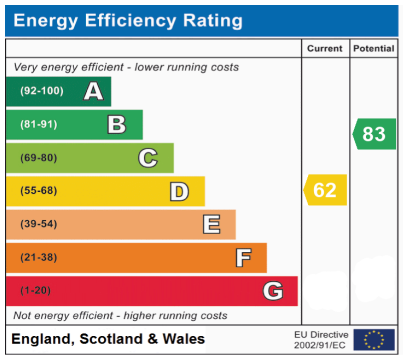


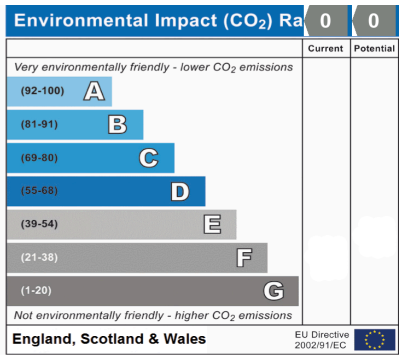












Address: Ruler Hall, Harswell, York, East Yorkshire, YO42 4LG, England

Reference: 3011

Viewing strictly by appointment

Tenure Freehold

Council Tax Band B

Local Authority East Riding of Yorkshire Council

Services Oil central heating, septic tank, full-fibre broadband & solar panels supported by battery storage and solar hot water.

RICS

OnTheMarket.com rmenglish.co.uk rightmove.co.uk

Approx. Gross Internal Floor Area 1818 sq. ft / 169.00 sq. m
Outbuilding 1882 sq. ft / 174.86 sq. m
Total 3700 sq. ft / 343.86 sq. m

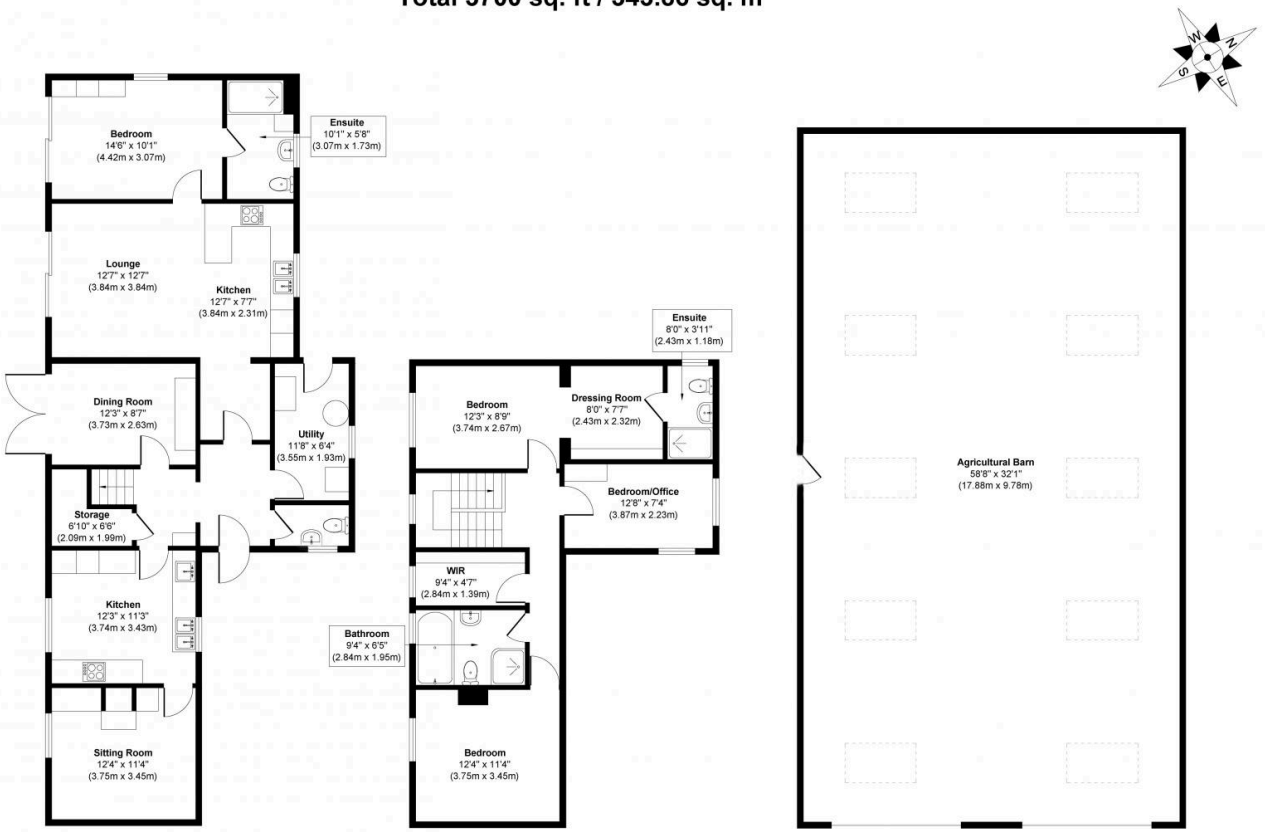


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