



MAIN STREET, RICCALL

Carter Jonas

MAIN STREET, RICCALL, YO19 6PZ

Stunning period farmhouse in Riccall's heart, boasting non-estate living and a breathtaking, extensively upgraded family kitchen.

Located on Main Street in the sought-after village of Riccall, this stunning, extensively modernised farmhouse effortlessly blends 1730s charm with modern, turn-key presentation. Having undergone significant renovations by the current owners, this substantial property, extending to almost 3,500 sq ft..

The undisputed heart of this home is the impressive family kitchen - a space designed to be the central hub for everyday living and entertaining. Beyond this showstopper, the ground floor unfolds to reveal a comfortable sitting room, a formal dining room, and a bright conservatory. Practicality meets potential with a handy utility room, a workshop, and an additional versatile room ideal for a gym or home office. Access to the large garage is also conveniently provided.

Upstairs, four well-proportioned bedrooms await, with the master suite boasting a modern en-suite bathroom. One further bedroom is accompanied by an en-suite and the remaining two bedrooms are served by a generously sized family bathroom. Outside, the property enjoys spacious surroundings, with a landscaped front garden leading to the entrance. The south-facing rear garden, mainly laid to lawn with a raised patio and three brick stores, offers a private and sunny retreat. Separate vehicle access leads to the garage from Nova Scotia Way.

TENURE Freehold

LOCAL AUTHORITY North Yorkshire Council

EPC BAND D

STUNNING PERIOD FARMHOUSE IN RICCALL'S HEART, BOASTING NON-ESTATE LIVING AND A BREATHTAKING, EXTENSIVELY UPGRADED FAMILY KITCHEN.







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 Approximate Gross Internal Area = 325.03 sq m / 3498 sq ft

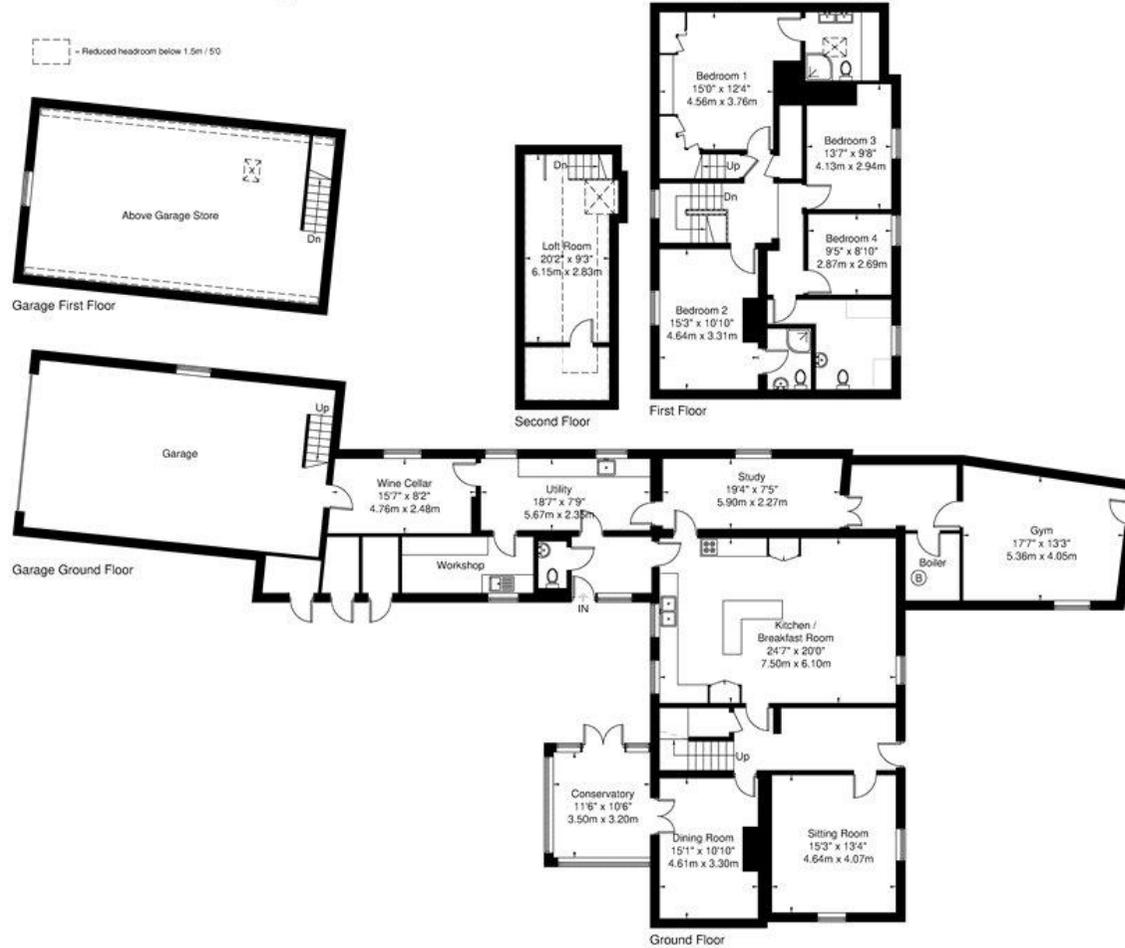


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
 ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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