



**SYCARHAM HOUSE & SYCARHAM COTTAGE**  
CLOUGHTON, NORTH YORK MOORS NATIONAL PARK









## SYCARHAM HOUSE & SYCARHAM COTTAGE

HOOD LANE, CLOUGHTON  
NORTH YORKSHIRE, YO13 0AT

*Scarborough 6 miles, Whitby 16 miles, York 44 miles, Leeds 74 miles (all distances approximate)*

***A fascinating 18th Century farmhouse set within beautifully landscaped gardens, together with an attached holiday cottage. Superb location taking in the stunning scenery of the Heritage Coast and within easy reach of Dalby Forest and the North York Moors National Park.***

- **Sycarham House:** The principal house which has been renovated and is presented to a high standard throughout. Over 2,200 square feet of accommodation over three floors.  
Entrance Hall – Sitting Room – Dining Room – Breakfast Kitchen – Garden Room - Utility Room – Cloakroom  
On the first floor: Main Bedroom Suite with en-suite Bathroom, two further double bedrooms and house bathroom.  
To the second floor are two further bedrooms and study/library landing.
- **Sycarham Cottage:** A charming, attached holiday cottage. Providing kitchen, open plan living room. Double bedroom with en-suite shower room.
- **Gardens and Grounds:** Lovely landscaped gardens and grounds with summer house. Large driveway with plentiful parking. Garage with workshop.

**GUIDE PRICE £995,000**

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## DESCRIPTION

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Sycarham House is an exquisite period property situated in an incomparable location which takes in superb sea views, looking straight down the North Yorkshire Coast taking in Scarborough Castle and Filey Brigg in the distance. The property dates back to the early 18<sup>th</sup> century and is well deserving of its Grade II listed status.

A thorough restoration of the house and adjoining cottage by the current owners has been done with a light touch, ensuring the innate character of this historic farmhouse sits comfortably alongside a high specification finish and beautiful presentation. Finished and fitted to an exceptional throughout the stylishly presented accommodation marries traditional charm with a modern aesthetic, with two recently re-fitted bathrooms and a bespoke Stirling and Jones kitchen.

The accommodation comprises, farmhouse kitchen with bespoke units and Aga, rear hall with utility room and cloakroom. Cosy sitting room with wood burning stove, central hallway with an elegant return staircase, dining room with open fire and front facing garden room. To the first floor is a large Master Bedroom with en-suite bathroom, and two further first floor bedroom and bathroom. To the second floor are up to two further double bedrooms and games room or study.

Sycarham Cottage stands to the west wing of the property and provides single storey holiday accommodation comprising breakfast kitchen, living room, large double bedroom with en-suite shower room. Sycarham Cottage is currently run as a successful holiday cottage with fantastic occupancy rates a high proportion of which are repeat bookings and with huge scope for further business growth.

The property is situated at the end of Hood Lane and is set within land and grounds of 0.6 of an acre. To the immediate front is a well landscaped cottage style garden with emphasis placed on showcasing the tremendous view. Grounds surround the property to all sides and there is a generous level of private parking and attached garage with workshop.

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## LOCATION

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Sycarham House is situated on Hood Lane on is the very northern edge of the village, with fantastic easy access down to the coastal paths and just a short walk from the cinder track which leads up to Robin Hoods Bay and down towards Scarborough. Cloughton is a bustling, rural, village some three miles north of the seaside town of Scarborough and is well-served with two public houses and church. A primary school is within walking distance in nearby Burniston.

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## ACCOMMODATION – SYCARHAM HOUSE

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### FARMHOUSE KITCHEN

4.30 m (14'1") x 4.30 m (14'1")

A stylish bespoke Stirling & Jones kitchen designed in a shaker style and with polished granite topped cabinets and a central island unit. Cream oil fired Aga set within a feature recess with tiled splash back. Integrated washing machine. Paneled door to the front with inset glazed pane. Front and side facing windows. Tiled floor. Column style radiator. Beamed ceiling with inset spotlights.



### SITTING ROOM

4.42 m (14'6") max x 4.30 m (14'1") max

Casement window to the front elevation with fitted window seat. Fitted cupboards. Beamed ceiling. Television point. Column radiator. Open fire with a tiled surround and hearth and carved mantel piece. Solid oak flooring.





**HALLWAY**

Return stairs to the first floor. Engineered oak floor. Column radiators. Beamed ceiling. Large fitted understairs storage cupboard.



**UTILITY ROOM**

3.00 m (9'10") x 1.82 m (6'0")

Natural stone tiled floor. Fitted base and wall units incorporating stainless steel sink unit. Automatic washing machine point. Window to the rear. The oil boiler is situated to the rear of the utility room.

**REAR HALL**

Radiator. Stone tiled floor. Recessed lights.

**CLOAKROOM**

1.30 m (4'2") x 1.00 m (3'3")

Low flush WC. Wash hand basin. Chrome heated ladder towel rail. Tiled floor

**DINING ROOM**

4.40 m (14'5") x 3.91 m max (12'8")

Open fire set into a tiled surround with carved mantel piece. Beamed ceiling. Wall lights. French doors with windows to each side opening through to the garden room . Oak floor. Heritage style column radiators.



**GARDEN ROOM**

3.44 m (11'3") x 2.34 m (7'8")

Mono pitch roof with windows to three sides and French windows out to the garden. Natural stone tiled floor. Electric panel radiator. Wall lights.





## FIRST FLOOR

### GALLERIED LANDING

Sash window to the rear. Column style radiator. Beamed ceiling. Stairs to the Second Floor.

### BEDROOM ONE

4.27 m (14'0") x 3.70 m (12'2")

Casement window to the front elevation with fitted window seat. Pair of fitted cupboards, one housing the hot water cylinder. Beamed ceiling. Wall lights. Television point. Column radiator.

### EN-SUITE BATHROOM

3.21 m (10'6") x 3.17 m (10'5")

Freestanding tub. Separate shower with rain head shower overhead. Low flush WC. Double cantilever wash hand basin set upon a tiled wash stand. Pair of heritage style column radiators. Chrome heated ladder towel rail. Conservation roof light. Casement window to the side. Recessed ceiling lights. Eaves storage cupboard.



### BEDROOM TWO

4.40 m (14'5") x 3.62 m

Casement window to the front elevation. Beamed ceiling. Television point. Column radiator.



### BEDROOM THREE

3.68 m (12'1") x 3.27 m (10'9")

Casement window to the front elevation with fitted window seat. Fitted cupboards. Beamed ceiling. Television point. Column radiator. Recessed ceiling lights.

### BATHROOM

3.11 m (10'2") x 3.00 m (9'10")

Freestanding tub. Separate shower with rain head shower overhead. Low flush WC. Cantilever wash hand basin. Heritage style column radiator. Chrome heated ladder towel rail. Conservation roof light. Recessed ceiling lights.



### SECOND FLOOR

#### LIBRARY LANDING/STUDY

4.68 m (15'3") x 4.38 m (14'3")

Casement window to the front. Column style radiator.

#### BEDROOM FOUR

4.62 m (15'2") x 4.32 m (14'2")

Dual aspect with single glazed windows to the front and side with plantation style shutters. Heritage style column radiator. Range of joiner fitted storage, with wardrobes and fitted chest of drawers. Vaulted ceiling with exposed beams.



#### BEDROOM FIVE

4.32 m (14'2") x 4.00 m (13'1")

Casement window to the side. Column style radiator.



## ACCOMMODATION – SYCARHAM COTTAGE

### BREAKFAST KITCHEN

3.60 m (11'10") x 2.10 m (6'11")

Granite topped base and wall cabinets incorporating inset sink unit with mixer tap. Integrated electric oven with four ring ceramic hob with extractor overhead. Washing machine point. Recessed ceiling lights. Tiled splash backs. Casement window to the rear. Laminate floor. Radiators.

### LIVING ROOM

4.53 m (14'10") max x 3.81 m (12'6")

Pair of windows to the front elevation. Two radiators. Television point. Feature tiled fireplace. Wall lights. Rear hallway with a door out to the rear.

### BEDROOM

4.72 m (15'4") max x 2.65 m (8'7")

Dual aspect with windows to the rear and side. Radiator. Fitted storage.

### SHOWER ROOM

1.65 m (5'5") x 1.50 m (4'11")

Corner shower cubicle. Low flush WC and wash hand basin set into a concealed cistern. Extractor fan. Recessed ceiling light. Chrome heated ladder towel rail.



## GARDEN & GROUNDS

Sycarham House is situated at the far end of Hoods Lane and is set upon a large plot of 0.6 acres in total.

Attractive cottage style gardens frame the property to the front, with a stone flagged terrace to the front and sheltered seating and dining area to the side with timber summer house. To the rear the land rises up and provides an elevated position from which to take in the aspect.

There is a generous amount of parking on the gravelled parking area to the side of the house, as well as a large single stone garage and workshop. Outside electric and water points.



### GARAGE

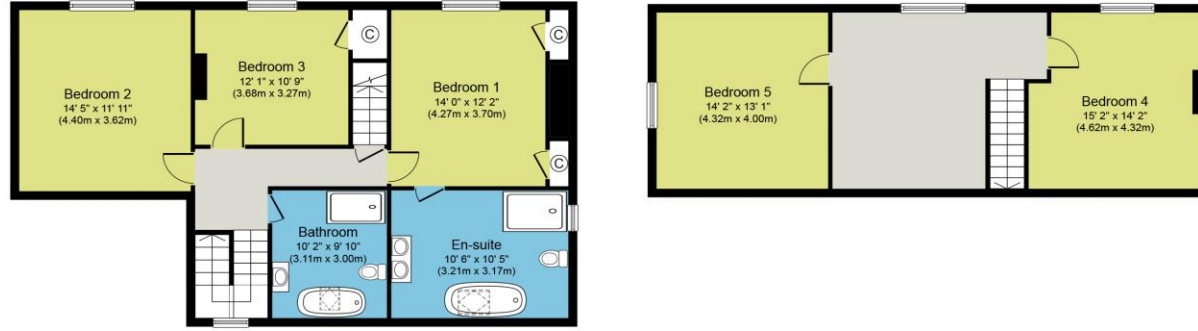
6.50 m (21'4"0) x 4.43 m (14'6"0)

Traditional stone construction. Timber double door. Door at the side. Electric light and power.









**First Floor**  
 Approximate Floor Area  
 897 sq. ft.  
 (83.3 sq. m)

**Second Floor**  
 Approximate Floor Area  
 591 sq. ft.  
 (54.9 sq. m.)



**Ground Floor**  
 Approximate Floor Area  
 1,696 sq. ft.  
 (157.6 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**PROFESSIONALS IN PROPERTY SINCE 1860**



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## GENERAL INFORMATION - REMARKS & STIPULATIONS

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### EASEMENTS, RIGHTS OF WAY & WAYLEAVES

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The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not.

### BOUNDARIES

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The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

### ENERGY PERFORMANCE CERTIFICATE

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EPC's has been prepared for Sycarham House & Sycarham Cottage and are available for inspection at the agents Pickering, Malton or Helmsley Offices.

### METHOD OF SALE

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The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766. email: [judith.simpson@cundalls.co.uk](mailto:judith.simpson@cundalls.co.uk)

### GENERAL INFORMATION

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Services:	Mains electric and water. Private drainage to a septic tank. Oil fired central heating.
Local Authority & Planning:	North Yorkshire County Council & North York Moors Park Authority
Council Tax:	Band G
Tenure:	The property is Freehold and vacant possession will be given upon completion.
Viewing:	Strictly by appointment with the agent's office in Pickering; 01751 472766
Postcode:	YO13 0AT
Please note:	All furnishings for Sycarham Cottage are available by separate negotiation.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



