



**SKIPLAM GRANGE AND GRANARY, SKIPLAM, NAWTON, YORK, YO62 7TX**  
£4,500 per month

**Carter Jonas**



# SKIPLAM GRANGE AND GRANARY, SKIPLAM, NAWTON, YO62 7TX

- Available April
- LPG Central Heating System
- Skiplam Grange & Granary - EPC Rating E
- Skiplam Grange - Council Tax Band E
- Skiplam Granary - Council Tax Band D

## THE PROPERTY

Nestled on the edge of the North York Moors National Park, Skiplam Grange and Granary is a stunning five-bedroom, stone-built, detached property with a separate three-bedroom annexe nearby; both of which boast character and occupy a private, rural position only a short distance away from the bustling market towns of Kirkbymoorside and Helmsley.

Located approximately 4.5 miles from the market town of Kirkbymoorside, 6 miles from Helmsley and 12 miles from Pickering.

Skiplam Grange offers expansive living accommodation arranged over two floors, making this property perfect for family living, with separate accommodation conveniently positioned nearby at Skiplam Granary.

In brief, the ground floor comprises a welcoming entrance hallway with oak flooring and a working open fire which further leads into a spacious sitting room including a working open fire and marble surround with beautiful, large windows boasting natural light, further leading to a well-proportioned family room with a WC conveniently positioned nearby.

The open plan breakfast kitchen offers a selection of fully fitted sage green shaker units with granite work surfaces, a free-standing AGA cooker and integrated electric oven, and with the benefit of a log burning stove.

There is a separate utility room located off the kitchen which comprises a selection of units with a ceramic sink and space for a washing machine and dryer as required. There is also a separate study with log burning fire positioned at the far end of the house, perfect for home working.

To the first floor, the primary bedroom is a spacious double bedroom suite with a selection of fitted wardrobes and en-suite shower room comprising a large walk in rainfall shower, basin and WC.

Four further double bedrooms are situated on the first floor; two of which include en-suite facilities with a modern family bathroom suite nearby comprising a free-standing bath, basin and WC.

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A separate office is also conveniently located in one of the detached stone barns, making this a perfect space for home working.

There are beautiful walled gardens with established borders surrounding Skiplam Grange and a selection of stone-built stores nearby which can be utilised for storage purposes.

This delightful family home includes a stable block with four stables and adjoining paddock with four acres of grazing land available alongside an indoor menage.

The annexe nearby, known as Skiplam Granary boasts generous living accommodation over two floors and comprises a spacious living room with log burning stove, open plan kitchen dining area with a modern fully fitted kitchen including an integrated oven with gas hob and space for an under-counter fridge as required.

There are three double bedrooms with the principal bedroom including a modern shower suite with a spacious family bathroom positioned nearby.

Externally, there is a spacious, fully enclosed garden with patio area.

There are a selection of high performing schools only a short distance away including Nawton Community Primary School, Terrington Hall Preparatory School, Ryedale School and Ampleforth College.

The property is offered to let on an initial 12 Month Assured Shorthold Tenancy.

Skiplam Grange and Skiplam Granary are both heated via an LPG gas heating system and connected to mains water and electricity. Skiplam Grange and Skiplam Granary are both serviced by separate septic tanks.

The deposit will be £5,192 (5 week's rent) at a rental value of £4,500 per calendar month.

The holding deposit will be £1,038 (1 week's rent) at a rental value of £4,500 per calendar month.





