



KEMP HOUSE FARM, EAST END, AMPLEFORTH
£850,000

Carter Jonas

EAST END, AMPLEFORTH, YO62 4DA

Kemp House Farm represents a rare opportunity to acquire a substantial period home extending to approximately 3,242 sq ft, occupying a delightful position within one of North Yorkshire's most sought-after villages. Combining extensive family accommodation with highly versatile ancillary space, the property offers enormous flexibility for modern living, multi-generational occupation or those seeking home-working potential.

The principal house reveals a wealth of character throughout, including beautifully proportioned reception rooms, exposed timbers and generous bedroom accommodation. The layout is both practical and adaptable, centred around impressive living spaces ideally suited to family life and entertaining alike.

Of particular note is the extensive detached outbuilding, currently incorporating garaging, workshop and storage space together with substantial first-floor rooms above. The configuration naturally lends itself to a variety of future uses, including ancillary accommodation, a studio, gym, office suite or hobby space, subject to any necessary consents.

Ampleforth remains one of the region's most desirable villages, renowned for its picturesque setting, strong community, excellent amenities and surrounding countryside. Kemp House Farm therefore offers the increasingly rare combination of a significant village home, versatile secondary space and exceptional long-term potential within a highly regarded North Yorkshire location

TENURE Freehold

LOCAL AUTHORITY North Yorkshire

EPC BAND F

A SUBSTANTIAL PERIOD VILLAGE HOUSE EXTENDING TO APPROXIMATELY 3,242 SQ FT, COMPLEMENTED BY EXTENSIVE DETACHED OUTBUILDINGS OFFERING EXCELLENT VERSATILITY AND FUTURE POTENTIAL. OCCUPYING A HIGHLY REGARDED POSITION WITHIN AMPLEFORTH.





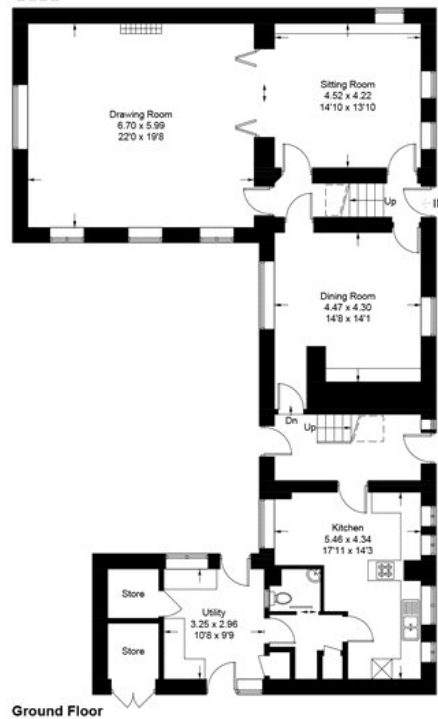


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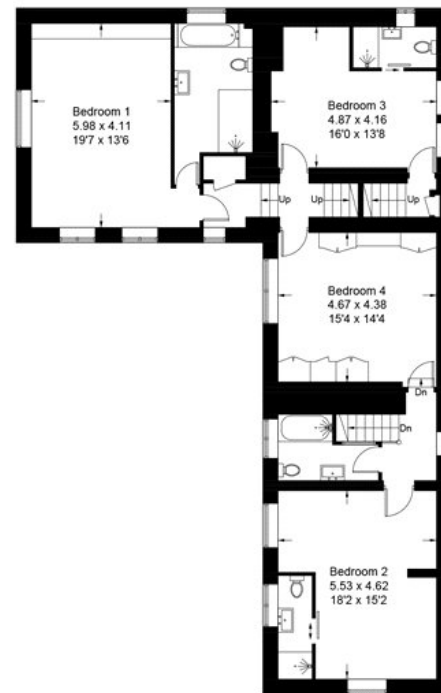
Approximate Gross Internal Area
Main House = 301.2 sq m / 3242 sq ft
Limited Use Area = 13.0 sq m / 140 sq ft
Outbuilding = 97.1 sq m / 1045 sq ft
Total = 411.3 sq m / 4427 sq ft



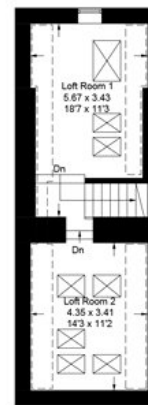
= Reduced headroom below 1.5m / 5'0"



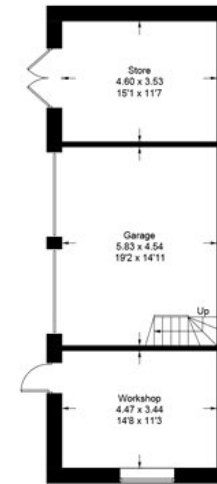
Ground Floor



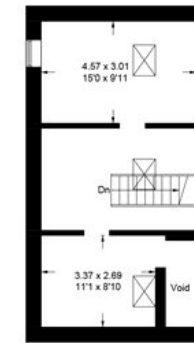
First Floor



Second Floor



Outbuilding
Ground Floor
(Not Shown In Actual Location / Orientation)



Outbuilding
First Floor

illustration for identification purposes only. measurements are approximate, not to scale
Pursuant to RICS Property Measurement 2nd Edition
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		

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