



BACK LANE, RICCALL
£650,000

Carter Jonas

BACK LANE, RICCALL, YO19 6PT

A substantial and beautifully proportioned detached family home, occupying a generous position within this highly regarded village setting. Extending to approximately 2,442 sq ft including the double garage, Orchard House has been significantly enhanced and enlarged to create a versatile and well-balanced layout, ideally suited to modern family life.

Internally, the property offers excellent reception space, centred around a superb sitting room of impressive scale, together with a spacious kitchen-dining room forming the heart of the home. A separate study provides valuable flexibility for home working, whilst the utility adds practical convenience. The overall feel is of a house that has been thoughtfully extended to offer both space and adaptability.

To the upper floors, there are five bedrooms and three bath/shower room facilities, including an attic conversion which now provides a principal bedroom suite with an ensuite. The bedroom accommodation is particularly well arranged for families seeking a combination of bedrooms, guest space, and work-from-home potential. The property has been improved during the current ownership, including a two-storey side extension completed in 2018 and the attic conversion completed in 2021.

Externally, the house is complemented by a detached double garage, driveway parking and an EV charging point, all adding to its appeal as a practical long-term family home. The setting on Back Lane is especially attractive, offering a more tucked-away position within Riccall whilst remaining convenient for village amenities and straightforward access towards York.

Riccall continues to be a popular and well-served village, appreciated for its community feel, everyday amenities and accessibility for those needing to commute to York and the wider region. Combined with the scale of accommodation and the quality of improvements made, Orchard House represents a rare opportunity to acquire a notably spacious detached home in a sought-after village location.

TENURE To be advised

LOCAL AUTHORITY North Yorkshire Council

EPC BAND C

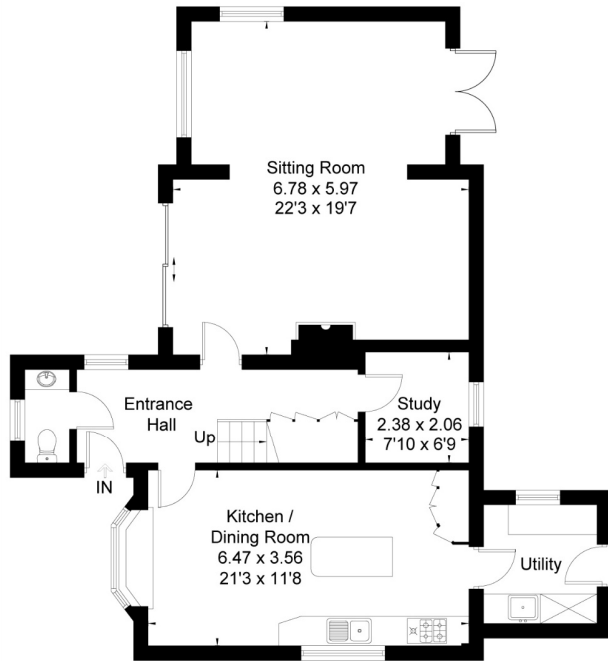
AN IMPRESSIVE AND HEAVILY EXTENDED FIVE BEDROOM DETACHED FAMILY HOME, OFFERING OVER 2,400 SQ FT OF VERSATILE ACCOMMODATION, TOGETHER WITH A DETACHED DOUBLE GARAGE, DRIVEWAY PARKING AND EV CHARGING







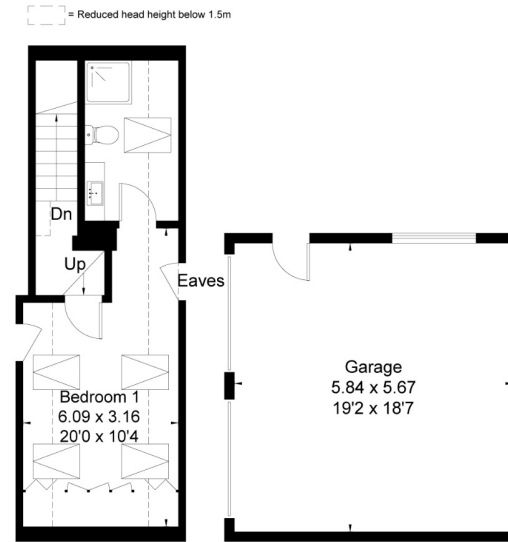
Back Lane, Riccall York, YO19
 Approximate Area = 2087 sq ft / 193.9 sq m
 Garage = 355 sq ft / 33.0 sq m
 Area = 2442 sq ft / 226.9 sq m



Ground Floor

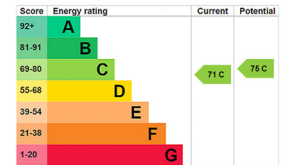


First Floor



Second Floor

(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #105469

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