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In the heart of the much-admired village of Woolley stands Sycamore House - a thoughtfully extended stone-built home that beautifully combines timeless character with superb modern living. Its handsome exterior hints at the past, yet step inside and you'll discover light-filled spaces designed for today's lifestyle, where quality and comfort come together effortlessly. This is a house ready to shape the next chapter for whoever makes it their own.

Tucked away on a peaceful no-through road, Sycamore House enjoys a lovely sense of tranquillity, all while being perfectly placed to explore the village's charming surroundings and open countryside beyond. From its generous proportions to its beautifully tendered gardens, this is a home that quietly impresses at every turn.

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A GRAND WELCOME...

The approach sets the tone: a broad stone cobbled driveway sweeps up to the house, offering parking for several vehicles and leading to an integral double garage with automated doors. Mature boundary walls and well-kept hedging provide privacy, while subtle external lighting gently illuminates the handsome stone façade as evening falls.

Step through a particularly stylish entrance door, set beneath a glazed canopy and flanked by wide panels of glass, into a remarkable double-height entrance hall. Light streams down from the galleried landing above, catching on the stainless steel and etched glass balustrades. Inbuilt seating with storage beneath, exquisite joinery and a beautifully crafted cloaks cupboard all speak of thoughtful design. It's the sort of quality that quietly reveals itself the longer you look.



“It’s where we always seem to end up together - summer or winter, it’s just so easy to settle in here.”

SPACES THAT FLOW EFFORTLESSLY...

An inner hallway leads you naturally through to the main living spaces. The first sitting room is a spectacular space, with views in three directions across mature gardens. Generous glazing and twin doors open straight onto the terrace, inviting summer gatherings or simply a quiet morning coffee outside. A centrally positioned gas coal-effect fire provides a welcoming focal point when the weather turns cool.

Close by, the dining room continues the story of light and connection to the garden, with stunning twin slide-back doors and a refined drinks and display cabinet built in. Whether hosting a lively dinner party or enjoying a quieter evening meal, this is a space designed to adapt beautifully.



A KITCHEN FOR EVERY OCCASION...

Through twin timber glazed doors, you'll discover a truly fabulous dining kitchen by KC Kitchens. At its heart is a generous island with breakfast bar, while a dining bay overlooks the gardens beyond. Twin doors open directly onto the terrace, perfect for easing inside-outside living on warmer days.





"It's the heart of the house for us - we cook, chat, linger over wine here, it all just happens so naturally."

Superbly appointed, this kitchen balances beauty with robust practicality. A full bank of Miele ovens stands alongside a stylish Liebherr stainless steel fridge freezer. There's also an induction hob, hot plate, integrated Miele dishwasher, a Blanco twin sink with waste disposal and Quooker flex tap, and a cleverly designed larder. Every finish, from the cabinetry to the vertical radiator, speaks of quiet quality.

Off the kitchen, a utility room keeps life running smoothly, with high quality flooring, twin windows, stainless steel work surfaces and splashback, ample cabinetry and concealed plumbing for laundry. A stylish downstairs WC completes the practical spaces.



*"In summer we have the doors thrown open and it's like another garden room -
in winter we watch the snow fall from here."*

A PLACE TO RELAX...

The second sitting room opens on from a cosy snug area into a wonderful garden room with a high angled ceiling line, roof windows and walls of glass that frame the gardens beautifully. Twin glazed doors open out onto the terrace once more, making it easy to drift between inside and out. Wired for sound and finished to the same impeccable standard as the rest of the house, it's a flexible space for every season.





A LANDING THAT TRULY IMPRESSES...

Climb the staircase, gently lit by inset spotlights, to reach a striking galleried landing that looks back across the entrance hall. It's so much more than a corridor, with a dedicated study area that includes library-style shelving and a beautifully designed desk behind etched glass, all enjoying twin windows with views across the gardens and the village beyond.

REST, REFRESH AND
RECONNECT...





"It's such a calm, private space - it feels like a boutique hotel, only better because it's ours."

The principal suite is a true retreat. This spacious double bedroom enjoys twin windows that bring in soft light and look out across the garden's mature planting. Twin sliding doors lead through to not one but two dressing rooms, each superbly fitted with bespoke furniture and inset spotlights. Beyond lies an extraordinary en suite with a centrally placed double-ended bath, a large shower with premium fittings, twin glazed wash basins, a stylish bidet and elegant WC. Ceramic tiled flooring and no fewer than six windows complete the sense of luxury and light.



“Plenty room for friends and family to stay over.”

ZZZ...

Bedroom two is also a spacious double, enjoying views on two sides across the gardens and village rooftops, with a full wall of high specification fitted wardrobes. Its own en suite includes a wet room style shower behind a fixed glazed screen, a sleek circular basin, low-level WC and heated towel rail, all beautifully finished with full-height tiling and inset lighting.

Two further double bedrooms, each with peaceful outlooks and soft spotlighting, are served by a luxurious house bathroom. Here, full-height ceramic tiling continues across the floor and walls, framing a wet room style shower with fixed screen, a concealed cistern WC, vanity unit and stylish heated towel rail. Twin windows ensure this space is as bright as it is practical.



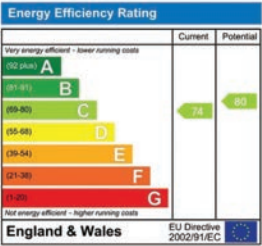


GARDENS THAT
SOOTHE THE SOUL...



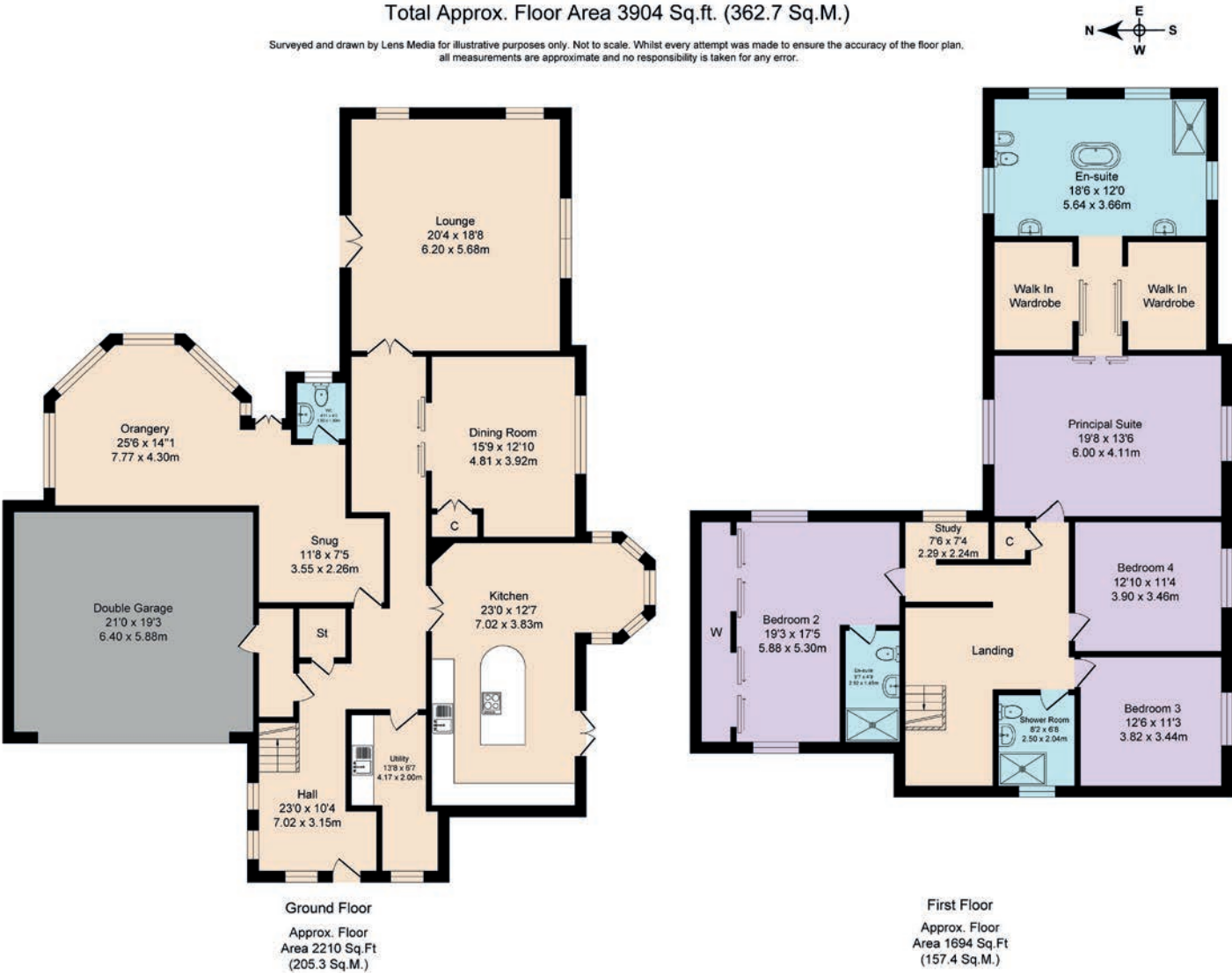
"We love how peaceful it is here - it feels like our own little piece of Woolley tucked away from the world."

Step outside and the gardens wrap themselves gracefully around Sycamore House, enclosed by smart boundary walls and hedging that give privacy without losing the lovely village feel. The lawns are meticulously kept, edged by mature flowering and herbaceous planting that adds colour throughout the seasons. A beautifully created stream runs through the garden, while views of the village church complete this idyllic picture.



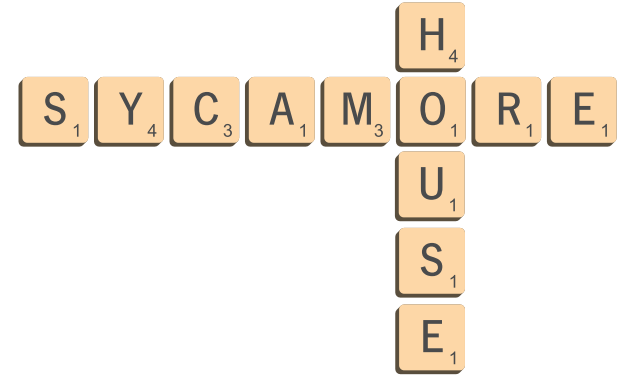
Total Approx. Floor Area 3904 Sq.ft. (362.7 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



FINER DETAILS

- Spacious stone-built detached family home
- 4 bedrooms
- 3 bathrooms (2 ensuite)
- 3 reception rooms
- Beautifully landscaped wrap-around garden
- Double integral garage
- All main services
- Located in sought-after village of Woolley
- Convenient for motorway commuting via M1



ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



PLACES TO EAT:
Capri & La Fortezza



WALK:
Several around the village and
New Millerdam close by



POI:
Yorkshire Sculpture Park,
a great day out (5 mins drive)



MILK:
Marks & Spencers
at Woolley Edge



GYM:
Nuffield Gym
(10 mins drive)



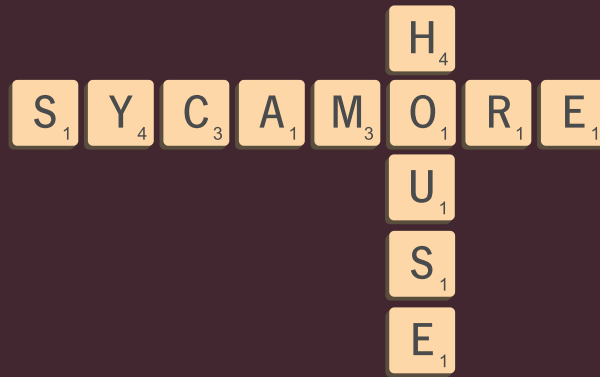
SCHOOLS:
Queen Elizabeth Grammar
School (20 mins drive)



PUB:
Fox & Hounds,
a lovely local pub



TAKEAWAY:
Capri Horbury Bridge,
delicious food!



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presented by



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