



**The Old Post Office Main Street
Harome, North Yorkshire YO62 5JF
Guide price £525,000**


WILLOWGREEN
ESTATE AGENTS

The Old Post Office is a handsome period village house which has been sympathetically renovated in recent years retaining many important original features including shutters to windows, beamed ceilings and stripped pine cupboards. The property is situated on the Main Street in Harome facing south with an attractive well stocked garden to the side and rear. Adjacent to the garden there is vehicular access to the parking area on part of which there is lapsed planning consent for a detached one bedroom Holiday Cottage and domestic store/workshop or office.

Harome is one of the best loved of North Yorkshire's villages, set at the foot of the Moors, close to Helmsley and bounded to the south and west by the rivers Riccal and Rye. It is home to the Star Inn, a Michelin starred restaurant with country hotel and superb shop/delicatessen, together with the recently acquired Pheasant Hotel again offering excellent food and accommodation. Nearby Helmsley, Kirkbymoorside and Malton provide extensive market town facilities and there are excellent state and private schools in easy reach.

EPC Rating F



ENTRANCE HALL

Wooden front door, original quarry tiled floor, radiator, power points, telephone point, stairs to first floor landing.

SITTING ROOM 12'10 x 11 (3.91m x 3.35m)

Front facing Yorkshire sliding sash window and shutters, quarry tiled floor, radiator, log burner, window seat, beamed ceiling, picture rail, TV point, telephone points, power points.

DINING ROOM 13'2 x 9'6 (4.01m x 2.90m)

Hardwood Yorkshire sliding sash window with window seat and pine shutters, Victorian style fireplace with pine surround, picture rail, radiator, stripped pine cupboard, beamed ceiling, power points.

INNER HALL

Door to outside, understairs cupboard.

CLOAKROOM

Window to the rear aspect, high flush WC, Belfast sink, ladder radiator.

KITCHEN 12'10 x 11'5 (3.91m x 3.48m)

Range of base cupboards and matching wall mounted storage cupboards, Rayburn cooker, spotlights, tiled flooring, drying rack, sink unit inset in heat resistant work surface with tiled splash, plumbing for washing machine and dishwasher, space for fridge/freezer, French doors to the garden. The oil fired central heating boiler is situated on the outside wall.

FIRST FLOOR LANDING

Staircase to second floor, radiator, double glazed casement window, doors to:

BEDROOM ONE 13'11 x 13'1 (4.24m x 3.99m)

Hardwood Yorkshire sliding sash window with window seat under, radiator, fitted cupboard, beamed ceiling.

BEDROOM TWO 13x 11'11 (3.96mx 3.63m)

Yorkshire slash sliding window to front with window seat under, radiator, feature beam.

BATHROOM

Casement window, bath with shower attachment, pedestal wash hand basin, low flush WC, tiled splash, fitted cupboard, panel radiator

BEDROOM THREE 11'2 x 11'10 (3.40m x 3.61m)

Casement window to side, radiator, storage cupboards homing the water tank, power points.

SECOND FLOOR**OFFICE** 16'7 x 8'9 (5.05m x 2.67m)

Double glazed casement window, radiator, power points opening through to Bedroom Four.

BEDROOM FOUR/OFFICE 17'7 x 9 (5.36m x 2.74m)

Radiator, sky light, slanted roof and beams, opening through to bedroom five.

BEDROOM FIVE

Casement window, fitted cupboard with hot water cylinder, plumbing connections for possible en-suite bathroom.

PLANNING

Planning consent was granted on 1/4/05 and expired in 2010 for the erection of a one bedroom Holiday Cottage and Domestic Store/workshop or office.

OUTSIDE

The property stands on Main Street and has access via a gated driveway leading to the parking. Steps lead up to the garden which is mainly down to lawn, but which has well stocked flower beds and borders.

SERVICES

Mains water and electricity, oil fired central heating.

COUNCIL TAX BAND F





A wooden bookshelf with four shelves. The top shelf holds a red box labeled 'POST', a blue bag, and some books. The second shelf is filled with colorful children's books. The third shelf has more books and a small white container. The bottom shelf is also filled with books. A teddy bear wearing a red shirt sits on a small wooden chair in front of the bookshelf.

A large white wardrobe with eight doors. The top row has four double doors, and the bottom row has four double doors. The doors are decorated with children's drawings, a blue circular decoration, and a colorful tassel. A yellow tassel hangs from the bottom left door.

A wooden desk with a window above it. The window has a plaid roller blind. On the desk, there is a white radiator, a panda figurine, a basket of toys, and various school supplies. A pink box is on the floor next to the desk. A bed with a red ladybug blanket is visible in the foreground.

A colorful hanging decoration featuring a fairy on a purple mushroom, a rainbow, and a red balloon. It hangs from the ceiling.

A wooden chest of drawers with multiple drawers and round knobs. It is located on the left side of the room.

A blue and green globe sitting on a wooden surface on the left side of the room.

A pink suitcase with a blue and white patterned top, sitting on the floor in front of the bookshelf.

A wicker basket filled with various stuffed animals, including a dog and a cat, sitting on the floor next to the desk.

Two storage bins, one white with colorful polka dots and one blue with white polka dots, sitting on the floor under the desk.

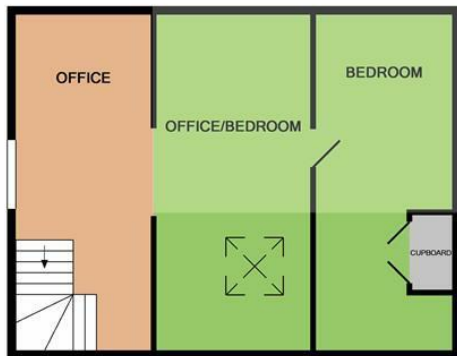
A bed with a red ladybug blanket and a brown teddy bear, located in the foreground on the right side of the room.



GROUND FLOOR

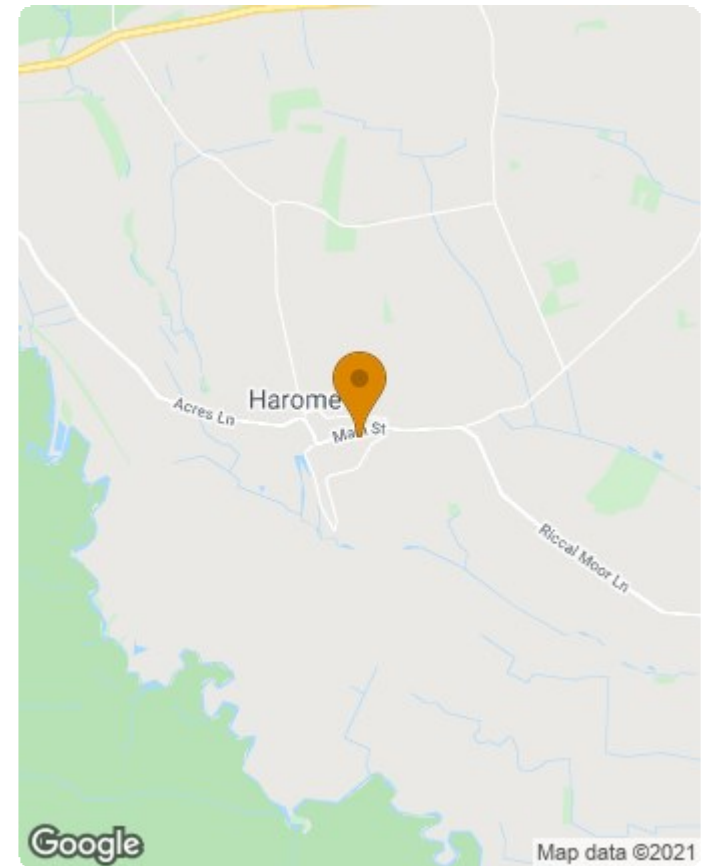


1ST FLOOR



2ND FLOOR

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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Not environmentally friendly - higher CO ₂ emissions			
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