



BRIDGE COTTAGE
RIEVAULX, NEAR HELMSLEY

Cundalls



**BRIDGE COTTAGE
RIEVAULX
NEAR HELMSLEY, NORTH YORKSHIRE**

Helmsley 3 miles, Thirsk 10 miles, Malton 18 miles, York 30 miles
Distances Approximate

**A PRETTY DETACHED COTTAGE SET WITHIN STUNNING GARDENS OF MORE THAN HALF AN ACRE,
IN A PICTURE POSTCARD SETTING, ON THE BANKS OF THE RIVER RYE & LESS THAN HALF A MILE
FROM THE RUINS OF RIEVAULX ABBEY.**

ENTRANCE HALL – SITTING ROOM – DINING ROOM – SNUG – KITCHEN – STAIRCASE HALL
FIRST FLOOR LANDING – TWO DOUBLE BEDROOMS – HOUSE BATHROOM

BEAUTIFULLY LANDSCAPED GARDENS, AMPLE PARKING
DETACHED OUTBUILDING PROVIDING GARDEN ROOM, KITCHENETTE, HOME OFFICE, FUEL STORE & GARDEN SHED.

BEAUTIFULLY POSITIONED IN A TRANQUIL VALLEY WITHIN THE NORTH YORK MOORS NATIONAL PARK,
WITHIN 3 MILES OF THE SOUGHT-AFTER GEORGIAN MARKET TOWN OF HELMSLEY.

**OFFERS OVER £650,000
FREEHOLD**

Bridge Cottage is an extremely pretty cottage, enjoying a picture-perfect setting within stunningly beautiful gardens on the banks of the River Rye, and less than half a mile from the ruins of Rievaulx Abbey.

Constructed of local limestone, beneath a clay pantile roof, the cottage is understood to have once been owned by Newburgh Priory Estate, and still bears the coat of arms to the front elevation. Whilst certainly of considerable age, it is not believed to be Listed, which is advantageous and allows for greater scope to alter and extend, if required.

The living accommodation totals around 1,420sq.ft, and comprises entrance hall, sitting room, dining room, snug, kitchen, staircase hall, first floor landing, two large double bedrooms, a spacious house bathroom and separate wc. Separate to the cottage itself, is a detached building, which currently provides a garden room, with kitchenette, home office and two stores. Subject to consents, this could easily be adapted and improved to create either a guest bedroom suite or residential annexe and amounts to more than 400sq.ft.

Externally there are large grounds of more than half an acre, which have been painstakingly landscaped over many years to create a much-admired garden, in what is undeniably a captivating setting. A stream meanders through the plot towards the northern boundary, there are views across the surrounding countryside, and ample room to park.

Rievaulx is an especially pretty and peaceful village, set along the banks of the River Rye. Its Abbey was the first Cistercian monastery in the north of England and founded in 1132 until it was seized in the 16th Century under orders of King Henry VIII during the dissolution of the monasteries. Its ruins provide a dramatic backdrop to one of the areas most enchanting locations.

It is within easy reach of the nearby Georgian market town of Helmsley, some 3 miles to the east, which enjoys a wide range of amenities. Thirsk is easily accessible too and has a railway station with regular connections to York and London Kings Cross.

ACCOMMODATION

ENTRANCE HALL

3.8m x 2.0m (12'6" x 6'7")

Vaulted ceiling with exposed beams. Exposed stonework to one wall. Two wall light points. Electric meter and consumer unit. Casement window to the side. Radiator.

SITTING ROOM

4.2m x 4.1m (min) (13'9" x 13'5")

Open fire with stone surround and timber mantel. Exposed beams. Six wall light points. Yorkshire sliding sash window and half-glazed door to the front. Casement window to the side. Radiator.

DINING ROOM

4.2m x 4.2m (13'9" x 13'9")

Living flame gas fire with oak surround, granite insert and hearth. Exposed beams. Five wall light points. Telephone point. Two Yorkshire sliding sash windows to the front, one with a window seat. Two radiators.

SNUG

3.7m x 3.2m (into bay) (12'2" x 10'6")

Bay window to the rear, overlooking the stream. Exposed beams. Feature fireplace with electric fire. Four wall light points. Radiator.

KITCHEN

5.6m x 2.8m (max) (18'4" x 9'2")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Four ring ceramic hob with extractor hood above. Electric oven. Two oven, oil-fired Rayburn. Integrated fridge, freezer, and dishwasher. Automatic washing machine point. Recessed spotlights. Tiled floor. Yorkshire sliding sash window and door to the rear. Casement window to the side.

STAIRCASE HALL

2.9m x 2.0m (9'6" x 6'7")

Return staircase to the first floor with Yorkshire sliding sash window on the half landing. Tiled floor. Wall light point. Radiator.

FIRST FLOOR

LANDING

Yorkshire sliding sash window to the rear. Loft hatch. Two wall light points.

BEDROOM ONE

4.3m x 4.1m (including fitted wardrobes) (14'1" x 13'5")

Range of fitted wardrobes. Television point. Wash basin in vanity unit. Two Yorkshire sliding sash windows to the front. Radiator.



BEDROOM TWO

4.4m x 4.0m (including fitted wardrobes) (14'5" x 13'1")

Range of fitted wardrobes. Wash basin in vanity unit. Yorkshire sliding sash windows to the front and side. Radiator.

HOUSE BATHROOM

4.8m x 2.8m (max) (15'9" x 9'2")

Matching suite comprising corner bath, walk-in shower cubicle, twin wash basins in vanity unit, bidet, and low flush WC. Fully tiled walls. Two wall light points. Two Yorkshire sliding sash windows to the rear. Heated towel rail. Radiator.

SEPARATE WC

1.8m x 0.8m (5'11" x 2'7")

Low flush WC. Casement window to the rear.

OUTSIDE

Bridge Cottage is in a much-admired plot, which extends to more than half an acre, and its gardens are a complete delight. They have been beautifully landscaped to create colour and interest throughout the year, featuring lawn, well-stocked borders with a wide variety of flowering shrubs, perennials, and a number of fine specimen trees. Timber gates open onto a stone paved driveway and parking area, alongside which is a garden room annexe with kitchenette and home office, offering potential to reconfigure as a guest annexe, subject to securing any necessary consents. A stream passes through the north portion of the site, with foot bridges at various intervals.



GARDENER'S WC

1.5m x 0.9m (4'11" x 2'11")

Low flush WC and wash basin.

GARDEN ROOM

5.5m x 3.5m (18'1" x 11'6")

Tiled floor. Four wall light points. Exposed stonework to one wall. Two casement windows to the front and bi-fold doors to the side. Two electric night storage heaters.

KITCHENETTE

3.1m x 1.7m (10'2" x 5'7")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Integrated fridge. Tiled floor. Casement window to the side.

OFFICE

3.6m x 2.4m (11'10" x 7'10")

Casement windows to the front and side. Electric night storage heater.

GARDEN STORE

3.1m x 1.7m (10'2" x 5'7")

Concrete floor. Electric light.

FUEL STORE

3.1m x 1.7m (10'2" x 5'7")

Concrete floor. Electric light.



GENERAL INFORMATION

- Services:** Mains water and electricity. Septic tank drainage (please note this is non-compliant and a purchaser should expect to upgrade it). Oil-fired central heating.
- Council Tax:** Band: G (North Yorkshire Council).
- Tenure:** We understand that the property is Freehold, and that vacant possession will be given upon completion.
- Post Code:** YO62 5LE.
- EPC Rating:** Current: F27. Potential: A93.
- Viewing:** Strictly by prior appointment through the Agent's office in Malton.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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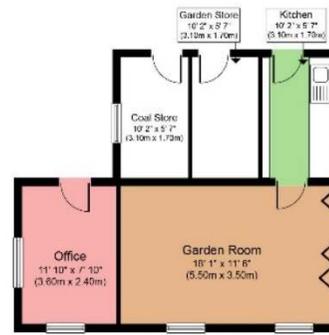




Ground Floor
Approximate Floor Area
865 sq. ft.
(80.4 sq. m.)



First Floor
Approximate Floor Area
621 sq. ft.
(57.7 sq. m.)



Outbuilding
Approximate Floor Area
486 sq. ft.
(45.1 sq. m.)



