

## NORTH VIEW HAROME



**A handsome, double fronted stone-built cottage offering beautifully appointed & extended two-bedroom accommodation with a large, south-facing garden in an idyllic village location just 2 ½ miles from Helmsley.**

Sitting room, dining room, kitchen, rear hall with study area, guest cloakroom, landing, master bedroom with en-suite shower room, second double bedroom & house bathroom.

Double glazing & electric heating.

Extensive, south-facing rear garden enjoying complete privacy. On-street parking.

Highly sought-after village within a short drive of Helmsley.

No onward chain.

### GUIDE PRICE £450,000

This handsome, double fronted stone-built cottage occupies a delightful position along the broad village street in this highly desirable village. Dating from the late 1800s, the property has been comprehensively renovated in recent years, resulting in a property of considerable charm and style, with a fabulous rear garden.

Tastefully decorated throughout, the cottage enjoys a highly appealing layout, which to the ground floor is semi open plan creating a lovely feel with plenty of natural light. It includes a well fitted kitchen, sitting room with log burner, a light-filled dining room and a spacious hall with study area and guest cloakroom. Upstairs there are two good-sized double bedrooms, one with en-suite shower room, and the other is served by a house bathroom. Windows and doors are upvc double-glazed and heating is provided by recently installed, high efficiency electric radiators.

To the rear of the property is a surprisingly large garden, which enjoys an excellent level of privacy and a south-facing aspect. The cottage opens directly onto a stone paved terrace, with steps leading up to another terrace, beyond which is an expanse of lawn, a wide variety of mature shrubs and a series of raised beds – ideal for those with 'green fingers'. Parking is available on the village street, directly in front of the cottage, which is easily identified by our 'For Sale' board.

Harome is one of North Yorkshire's prettiest and most sought-after villages and lies within the Vale of Pickering. The village is well-placed for access to the nearby Georgian market town of Helmsley, just 2 ½ miles away, as well as the spectacular scenery of the North York Moors National Park. Further amenities can be found in the market towns of Pickering and Malton (12 and 14 miles respectively), and in the medieval City of York, some 24 miles south. The entire village falls within a Conservation Area and is home to the renowned Michelin-starred pub, The Star Inn, and Michelin rated Pheasant Hotel.



## ACCOMMODATION

### FRONT DOOR

Opening into:

### SITTING ROOM

4.4m x 3.9m (14'5" x 12'10")

Cast iron wood burning stove set on a granite hearth with beam overmantel. Staircase to the first floor. Exposed beams. Oak flooring. Television point. Two wall light points. Recessed spotlights. Mains wired heat and carbon monoxide alarm. Casement window to the front with window seat. Two electric radiators.



### GUEST CLOAKROOM

1.8m x 1.2m (5'11" x 3'11")

White low flush WC and wash basin. Extractor fan. Tiled floor. Half panelled walls.

### KITCHEN

4.3m x 2.7m (14'1" x 8'10")

Range of kitchen cabinets incorporating a ceramic sink unit, four ring induction hob with extractor hood over, and electric double oven. Integrated dishwasher and washing machine. Tiled floor. Exposed beams. Recessed spotlights. Mains wired smoke alarm. Casement window to the front with window seat.



#### REAR HALL & STUDY AREA

5.9m x 1.9m (19'4" x 6'3")

Tiled floor. Recessed spotlights. Velux roof light. Half-glazed door to the rear. Electric radiator.

#### DINING ROOM

3.0m x 2.9m (9'10" x 9'6")

Vaulted ceiling with exposed beams. Tiled floor. Recessed spotlights. Casement windows to either side and French doors opening onto the rear garden. Electric radiator.



#### FIRST FLOOR

#### LANDING

Mains wired smoke alarm.

### BEDROOM ONE

3.9m x 3.2m (12'10" x 10'6")

Recessed spotlights. Loft hatch with pull-down ladder. Two casement windows to the front. Electric radiator.



### BEDROOM TWO

3.9m x 2.7m (12'10" x 8'10")

Recessed spotlights. Casement windows to the front and rear. Electric radiator.



### EN-SUITE SHOWER ROOM

1.8m x 1.7m (5'11" x 5'7")

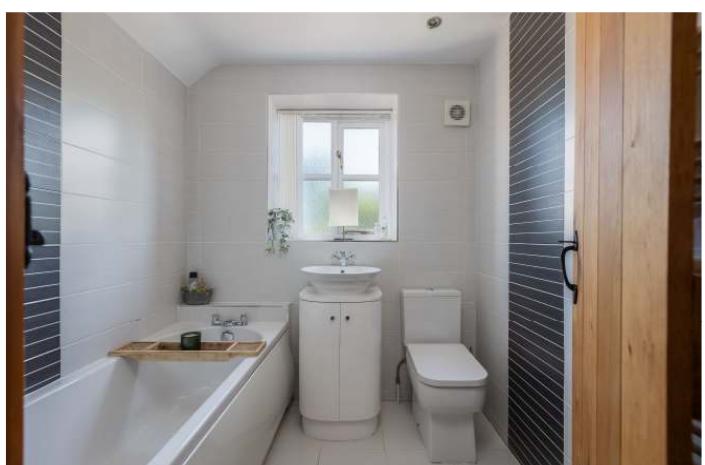
White suite comprising corner shower cubicle, wash basin in vanity unit and low flush WC. Fully tiled walls. Tiled floor. Extractor fan. Recessed spotlights. Casement window to the rear. Heated towel rail.



### HOUSE BATHROOM

2.0m x 1.8m (6'7" x 5'11")

White suite comprising bath, wash basin in vanity unit and low flush WC. Fully tiled walls. Tiled floor. Extractor fan. Casement window to the rear. Heated towel rail.



## OUTSIDE

To the rear of the cottage is an extensive, south-facing garden featuring stone-flagged terraces, lawn, gravelled seating areas, a variety of flowering shrubs and perennials, some raised beds and an old apple tree. The property enjoys a pedestrian right of way along the side and rear of the adjoining cottage.



## GENERAL INFORMATION

Services: Mains water, electricity and drainage.  
Electric heating.

Council Tax: Band: D (North Yorkshire Council).

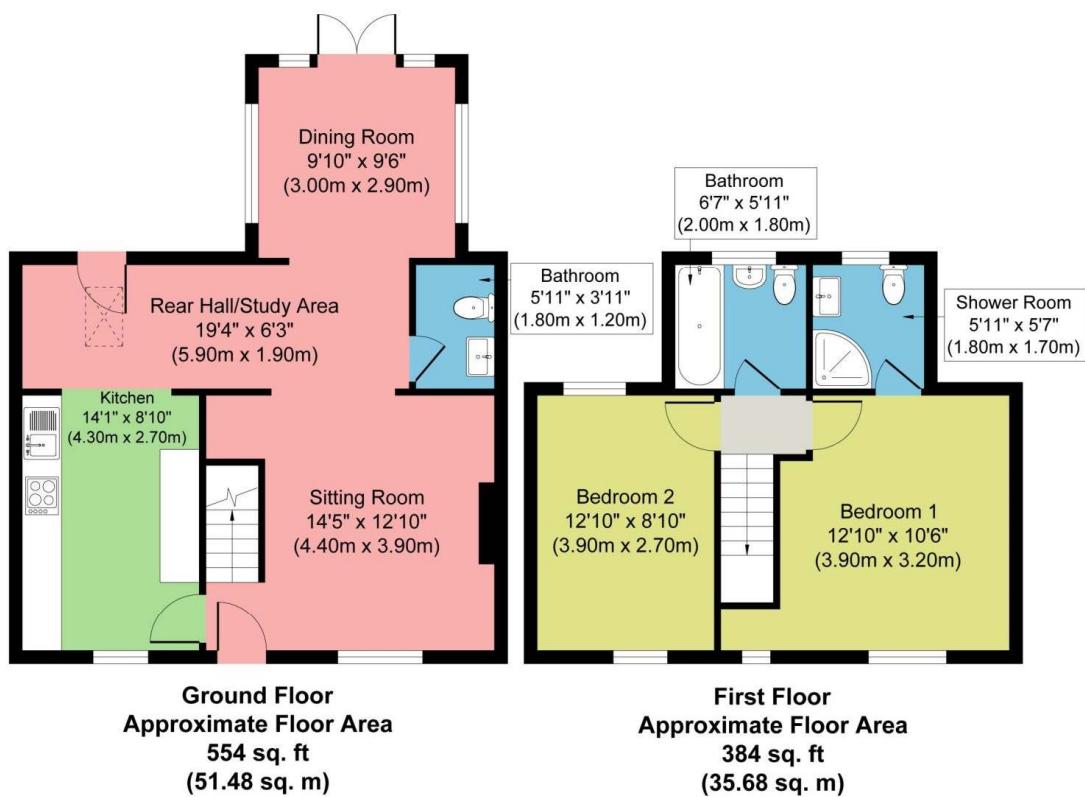
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO52 5JF.

EPC Rating: Current: E40. Potential: B87.

Viewing: Strictly by 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.



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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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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