

DEERHOLME, FANGDALE BECK, NORTH YORK MOORS NATIONAL PARK



A unique, stone-built cottage offering three-bedroom accommodation together with large gardens, driveway parking & a range of traditional outbuildings located in a peaceful hamlet within the North York Moors National Park, just a short distance from Helmsley.

Entrance hall, sitting room, study/snug, 21ft dining kitchen, utility room, bathroom & WC, first floor landing, three bedrooms & cloakroom.

Oil-fired central heating & uPvc double-glazing.

Range of stone & pantile outbuildings totalling some 450sq.ft, driveway parking, good-sized gardens & south-facing views.

GUIDE PRICE £475,000

Set in the peaceful hamlet of Fangdale Beck within the North York Moors National Park, this delightful semi-detached cottage is believed to date from 1823 and comes complete with a traditional range of stone outbuildings, driveway parking and good-sized gardens.

The cottage enjoys some lovely, south-facing views, and benefits from oil-fired central heating and uPvc double-glazing. Its accommodation is arranged over two floors and consists of a spacious entrance hall, sitting room with multi-fuel stove, study/snug, 21ft dining kitchen, utility room and ground floor bathroom. To the first floor there are three bedrooms and a cloakroom.

Despite its rural setting, the property is located within an easy 15-minute drive of the sought-after market town of Helmsley, which enjoys a wide range of amenities, and is on the doorstep of some of the most stunning scenery in the area.

Adjoining Deerholme is a range of stone and pantile outbuildings, which total a little over 450sq.ft. These currently provide incredibly useful storage and workshop space but also offer considerable potential to create additional living accommodation, or even a self-contained annexe – all subject to securing any necessary consents.

The property enjoys an overall plot size of approximately 0.28 acres, made up of good-sized gardens and driveway parking. In addition to the rear garden, which includes lawn, a paved patio and wood-fired hot tub, there is another sizeable section of garden to the front, on the opposite side of the quiet lane that leads to the cottage. This features further lawn, a variety of mature shrubs and a greenhouse.

Fangdale Beck is a peaceful, rural hamlet set within the stunning scenery of the North York Moors National Park. It lies around one third of a mile west of the B1257; the turning easily identified by a green telephone box, understood to have been painted at the request of Lord Feversham to blend in with the surrounding countryside. It is only 10 miles from Helmsley, and just 11 miles from Stokesley.

ACCOMMODATION

ENTRANCE HALL

3.3m x 2.2m (10'10" x 7'3")

Beamed ceiling. Casement window to the front. Radiator.



SITTING ROOM

5.4m x 3.9m (min) (17'9" x 12'10")

Cast iron multi-fuel stove set on a stone hearth and within a stone surround. Beamed ceiling. Three wall light points. Television point. Staircase to the first floor. Two casement windows to the front and one to the rear. Radiator.



STUDY / SNUG

5.3m x 2.7m (17'5" x 8'10")

Fitted shelving and desk. Beamed ceiling. Casement windows to the front and rear. Radiator.



DINING KITCHEN

6.4m x 3.9m (21'0" x 12'10")

Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Island unit with breakfast bar. Four ring induction hob with extractor hood above. Electric double oven. Integrated dishwasher and fridge freezer. Beamed ceiling. Two casement windows to the front and two to the rear. Radiator.



UTILITY ROOM

3.8m x 1.8m (12'6" x 5'3")

Stainless steel, single drainer sink unit. Automatic washing machine point. Consumer unit. Two casement windows to the rear. Door to outside.

BATHROOM & WC

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

White suite comprising bath, walk-in shower cubicle, wash basin in vanity unit and low flush WC. Tiled floor with underfloor heating. Extractor fan. Recessed spotlights. Casement window to the rear. Heated towel rail.



FIRST FLOOR

LANDING

Loft hatch with pull-down ladder.

BEDROOM ONE

5.5m x 2.8m (18'1" x 9'2")

Range of fitted wardrobes. Two wall light points. Casement windows to the front and side. Radiator.



BEDROOM TWO

3.2m x 2.8m (10'6" x 9'2")

Range of fitted wardrobes. Casement window to the front. Radiator.



BEDROOM THREE

2.8m x 2.1m (9'2" x 6'11")

Casement window to the rear. Radiator.



CLOAKROOM

1.1m x 1.0m (3'7" x 3'3")

White low flush WC and wash basin. Extractor fan. Heated towel rail.

OUTSIDE

Deerholme occupies a total area of approximately 0.28 acres, divided into two plots. Its gardens are mostly laid to lawn and interspersed with a range of mature shrubs. A patio area to the rear of the cottage includes a wood-fired hot tub. The front portion of garden is enclosed, partly by a dry-stone wall along the lane side, and features further lawn, evergreen shrubs and an aluminium framed greenhouse.



BARN

6.4m x 4.2m (21'0" x 13'9")

Oil-fired central heating boiler. Electric light and power.
Doors to the front and rear.

LEAN-TO

1.8m x 1.1m (5'11" x 3'7")

FUEL STORE

3.1m x 2.2m (10'2" x 7'3")

Oil tank. Stable door to the front.

LOOSE BOX

3.1m x 2.2m (10'2" x 7'3")

Stable door to the front.



GENERAL INFORMATION

Services: Mains electricity. Private water supply.
Drainage to a private sewage treatment plant.

Oil-fired central 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: TS9 7LE.

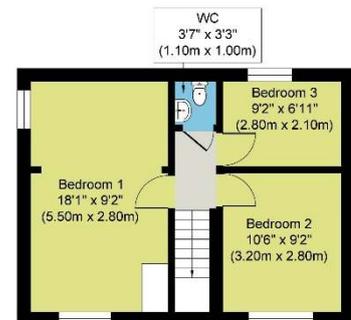
EPC Rating: Current: E50. Potential: B82.

Viewing: Strictly by prior appointment through the Agent's office in Malton.

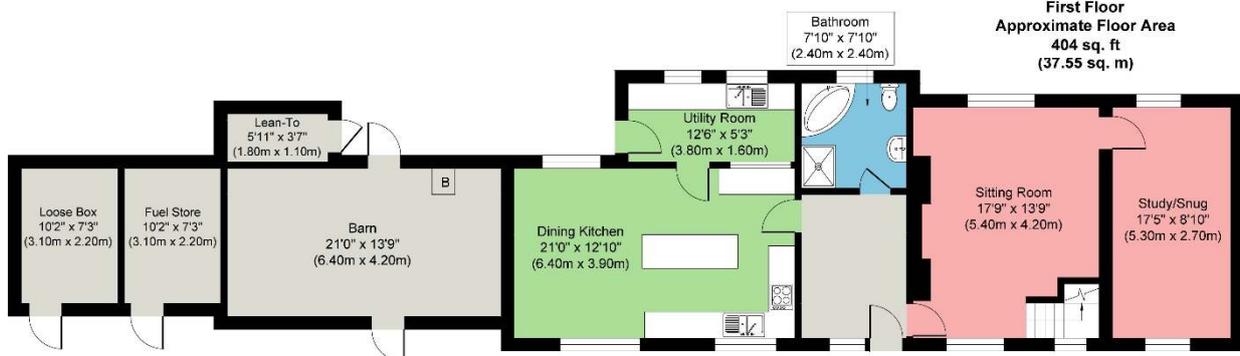




All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer 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.



First Floor
Approximate Floor Area
404 sq. ft
(37.55 sq. m)



Ground Floor
Approximate Floor Area
1358 sq. ft
(126.15 sq. m)