



HEWETSON & JOHNSON

An utterly charming cottage on the fringes of the North York Moors

Daleside , Pockley YO62 7TE



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This is a one off- an enchanting, thatched cottage in a highly desirable village only two and a half miles from Helmsley. It is the antidote to the noisy, frenetic world we live in!

Ben Pridden

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- Entrance hall
- Master bedroom
- Bathroom
- Private parking
- Sitting room open to a kitchen
- Bedroom 2
- Front and back gardens
- Stone outbuilding

Location

Pockley is a pretty village on the edge of the North York Moors National Park, surrounded by stunning scenery, close to Helmsley and only 6 miles from Kirkbymoorside. There is an excellent farmshop below the village and The Star Inn at Harome, an excellent pub, is less than 3 miles away.

Helmsley is a thriving market town with hotels, pubs and restaurants, and a diverse selection of local shops including bakers, butchers and convenience stores. The Helmsley Arts Centre is a real asset offering theatrical productions, cinema screenings, concerts and exhibitions.

The nearest railway stations are Thirsk (16.6 miles), Malton (17 miles) and York (30 miles). Thirsk and York provide direct services to London in about 2hr 15 minutes and 1hr 50 minutes respectively.

The Property

Daleside is a Grade 2 Listed cottage with charming accommodation, comprising of 2 bedrooms and an open plan sitting room with a kitchen. The house is offered in excellent decorative order.

The sitting room has a wood burner and a "stable door" opening onto the front garden. The bedrooms have vaulted ceilings and there are exposed beams adding to the overall charm of the house.

There are front and back gardens and views over the surrounding village and countryside. There is vehicular access to a gravelled parking area and a useful stone outbuilding.





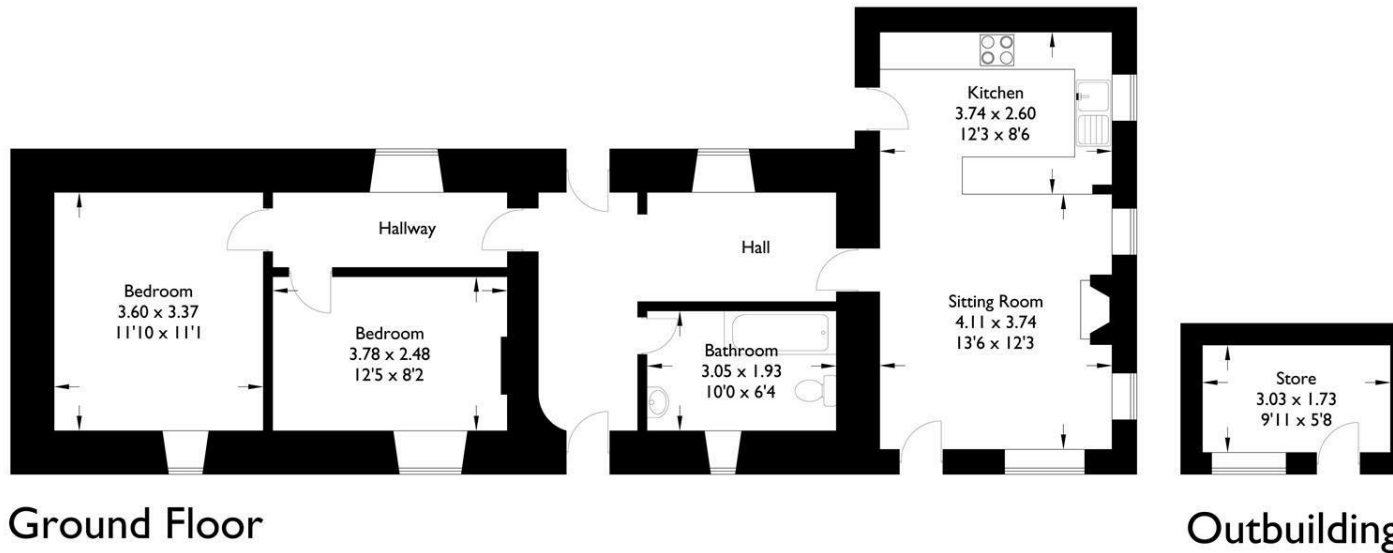
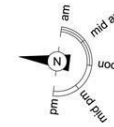


Daleside

Approximate Gross Internal Area : 76.20 sq m / 820.21 sq ft

Outbuilding : 5.24 sq m / 56.40 sq ft

Total : 81.44 sq m / 876.61 sq ft



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.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	