



HEWETSON & JOHNSON

A recently refurbished house in a prime market town

Feathers Cottage, Off Bondgate, Helmsley YO62 5BH



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This is a wonderful cottage tucked away behind the Market Square. It was built and designed by the current owners and offers practical living space on two floors. There is a generous garden and parking.

Ben Pridden

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- Entrance hall/utility
- Kitchen
- Bedroom with WC ensuite
- House bathroom
- Sitting room
- Stair hall
- Bedroom 2
- Garden and parking

Location

Feathers Cottage is situated in the heart of the popular, historic market town of Helmsley.

Helmsley is a fabulous town with a weekly market and an excellent selection of independent shops including clothes stores, a doctor's surgery, delicatessens, restaurants and hotels. In addition there is an arts centre showing films, plays as well as hosting exhibitions and concerts.

The town lies on the fringes of the North York Moors National Park and Howardian Hills Area of Outstanding National Beauty, and boasts considerable architectural character. York is just 24 miles to the south and the A1(M) 22 miles to the west. Direct trains to London run regularly from Thirsk (14 miles) and York, with some services making the journey in under 2 hours.

The Cottage

Feathers Cottage is a spacious two bedroom home tucked away behind The Market Square. The property is approached behind the Feathers Hotel off Bondgate. The cottage was built by the current owners for the manager of the hotel.

There is an entrance hall that doubles as a utility room which in turn leads to the stair hall. The generous sitting room has two windows, one overlooking the garden. The newly fitted kitchen is open to the sitting room with a breakfast bar and a door to the garden. The ground floor flows well and is well suited to modern living.

To the first floor there are two double bedrooms. The master has a WC ensuite and overlooks the garden with far reaching rooftop views to farmland beyond. There is a newly fitted house bathroom. It may be possible to reconfigure the WC and bathroom to provide an ensuite shower room for the principal bedroom.

The Garden

The Garden is predominantly laid to gravel and provides off street parking and a paved seating area. This space offers huge potential to design a garden around the next owners' needs.

Services

There is mains water supplied and separately metered (submeter) by the Feathers Hotel, mains drainage is linked to The Hotel's system, and the owners are awaiting a new direct electricity supply to be installed (in the meantime it is supplied and separately metered (submeter) by The Feathers Hotel).

There is no gas or telephone line. Buyers will need to make their own enquiries with the relevant suppliers should they want to connect to either.

Address

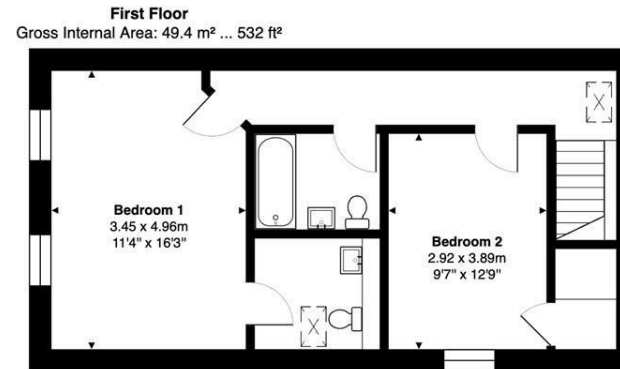
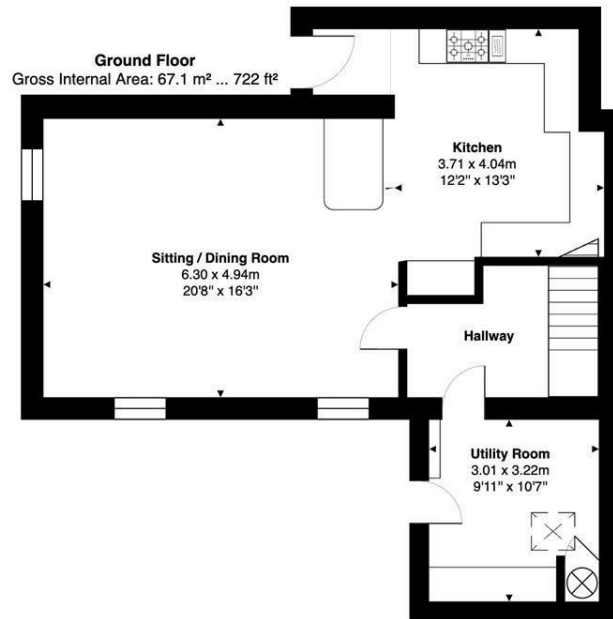
The address has not been registered as Feathers Cottage. The new owners will need to contact The Post Office to register this or another name, which will be subject to their approval.







Feathers Cottage, Helmsley, North Yorkshire



Gross Internal Area: 116.5 m² ... 1254 ft²

All measurements are approximated for display purposes only
and should be independently verified
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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			
(92-100) 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		83	51
EU Directive 2002/91/EC			