



BLACK EAGLE COTTAGE MAIN STREET  
Harome, Near Helmsley



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# BLACK EAGLE COTTAGE MAIN STREET

Near Helmsley, North Yorkshire, YO62 5JF

UNEXPECTEDLY RE-OFFERED An amazing opportunity to purchase a 'chocolate box' thatched cottage in Harome, the foodie village of North Yorkshire, plus fabulous income potential from a separate annexe.

## ACCOMMODATION

Picturesque village of Harome  
Detached Grade II Thatched Cottage  
Annexe with income potential  
Beautifully Renovated  
Original Features throughout  
Stunning Landscaped Gardens  
Area famed for local country pursuits  
Enclosed Parking



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## Description

Situated on the edge of countryside famed for its country pursuits this property is really something very special. The current owners have invested considerable effort in creating a superb home and annexe that is sure to appeal to a wide spectrum of purchasers wishing to enjoy a unique residence.

The grade II listed thatched cottage is totally individual and the owners have lovingly created a home packed full of character and interesting features. These include a delightful mezzanine area above the sitting room and exposed stone walls. The kitchen offers a fantastic space that would lend itself to traditional fare being served as Bed and Breakfast, should the potential vendors wish to utilise the annexe for that purpose. The bathrooms have been updated throughout and offer the feel of a boutique hotel. These factors combined with the delightful, enclosed gardens and the annexe, which could be utilised for various income generating purposes or as a home office and provides a unique sale opportunity for future owners.







### Situation and Amenities

Harome is a picture postcard village that lies on the edges of the North Yorkshire Moors National Park and is famed for its foodie connections. The renowned Michelin starred restaurant The Star Inn and the Pheasant Hotel are located in the village and the Feversham Arms in Helmsley is a short drive away. There are a number of local state schools, and Ampleforth College and Terrington Prep School are an easy drive. The local area is also popular with those wishing to enjoy the rural life and the pursuits that come with it. Local shoots are well attended, and many enjoy the benefits of living in such as sought-after part of North Yorkshire.

A wider range of amenities can be found in Helmsley. A market town with an increasingly diverse range of facilities on offer. Mannion & Co a famed local delicatessen and Fairfax and Favour known for their high-end footwear and clothing ranges are such examples.





## Accommodation

Black Eagle Cottage.

Under a thatched roof with rendered stone walls the cottage which was originally three dwellings offers the following accommodation. Sitting room with vaulted beamed ceiling and mezzanine, exposed stone wall and log burner. Traditional dining kitchen with stone flagged floor, working aga and original feature range. The design of the kitchen is such it offers a flexible functional space, but again full of character. Further accommodation on the ground floor includes the principal bedroom suite which has a luxurious feel having been created from three rooms. The bedroom leads to the main dressing room and then to the ensuite bathroom with clawfoot freestanding bath. There is a further wet room style shower room which has been recently updated. To the first floor is a further bedroom, mezzanine overlooking the sitting room and large storage area.

Annexe.

In the enclosed grounds is the detached annexe. This was previously used as secondary accommodation and comprises garden room, shower room and bedroom. This is a fantastic space and could be used for income generation in the form of Bed and Breakfast Accommodation or as a space for those wishing to work from home.

Gardens.  
These have been lovingly tended and landscaped to make the most of the space. With lawn and mature beds on a raised area to the rear, there is additional seating areas and paved patio which provide the perfect space for alfresco dining. There is a brick built outbuilding currently used as a laundry. Double gates lead to the gravelled parking area which provides enclosed parking for numerous vehicles.

## Local Authority and Council Tax Band

Ryedale District Council Band F

## Services and Other Information

The property benefits from a new boiler to the main cottage (installed 2022). The property is served with mains water, electricity, mains drainage and has oil fired central heating.

## Particulars and Photography

The particulars were written, and photographs taken October 2022.

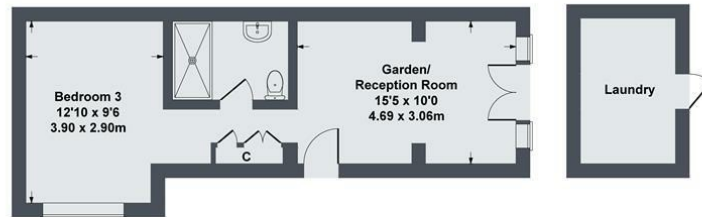
## Viewings

By arrangement with GSC Grays 01423 590500



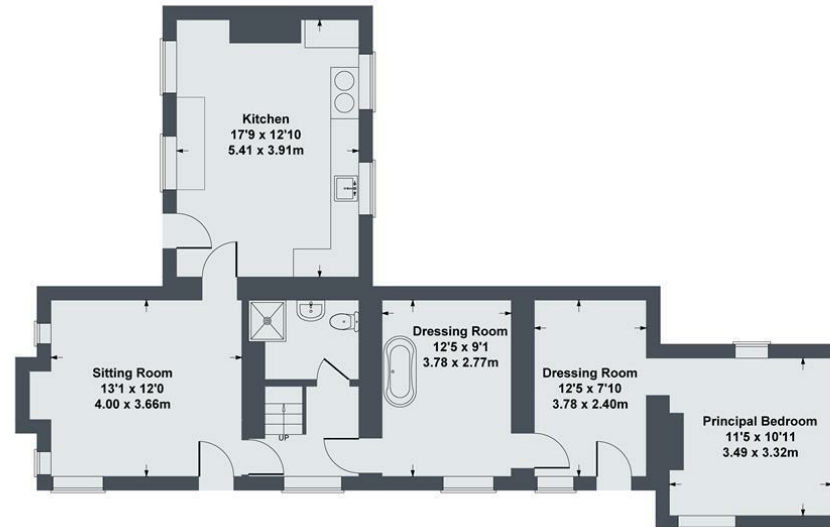
# Black Eagle Cottage, Main Street, Harome, York YO62 5JF

Approximate Gross Internal Area  
1593 sq ft - 148 sq m

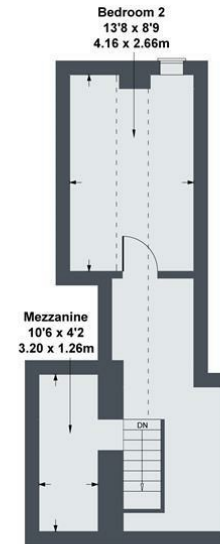


GROUND FLOOR

GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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