

## HONEYSUCKLE COTTAGE, THE TERRACE OSWALDKIRK, NEAR HELMSLEY



**A pretty, two-bedroom period cottage enjoying spectacular views across open countryside in a sought-after village within the Howardian Hills Area of Outstanding Natural Beauty, and on the edge of the North York Moors.**

Sitting room, dining area, kitchen, utility room,  
first floor landing, two bedrooms & shower room.

Electric central heating & uPvc double-glazing.

Gardens. Superb views. Parking available nearby.

**GUIDE PRICE £235,000**

Honeysuckle Cottage occupies a slightly elevated position along The Terrace, a quiet no-through lane within the sought after village of Oswaldkirk. This pretty, mid terrace cottage is constructed of solid stone walls beneath a slate roof and enjoys sensational views across open countryside to the south.

The cottage is well-appointed, and its neutrally decorated accommodation is arranged over two floors and benefits from both electric central heating and sealed unit double-glazing. In brief it comprises sitting room with multi-fuel stove and dining area off, a fitted kitchen and utility room. Upstairs there are two bedrooms and a shower room.

Externally there is a delightful patio garden to the front which is set above the lane and is an ideal spot to dine outdoors whilst enjoying the view. At the rear, steps lead up to a former orchard, high above the cottage. For those with 'green fingers' it presents an exciting opportunity and even better views.

Oswaldkirk is a pretty village, pleasantly situated in an attractive area of countryside between the North York Moors National Park and the Howardian Hills Area of Outstanding Natural Beauty. The village is well placed for easy access to the Georgian market town of Helmsley, located approximately 4 miles north and the neighbouring village of Ampleforth some 2 ½ miles west.



## **ACCOMMODATION**

### **SITTING ROOM**

4.5m x 3.6m (max) (14'9" x 11'10")

Cast iron multi-fuel stove set on a stone hearth within a brick recess with timber mantel. Staircase to the first floor. Understairs cupboard. Television point. Stripped floorboards. Exposed beams. Casement window and stable door to the front.



### **DINING AREA**

2.9m x 1.8m (9'6" x 5'11")

Stripped floorboards. Exposed beams. Casement window to the rear with window seat. Radiator.

### **KITCHEN**

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

Range of kitchen cabinets incorporating a ceramic sink unit. Four ring ceramic hob with extractor hood above. Electric oven. Recessed spotlights. Loft hatch. Casement window and door to the side. Radiator.





#### UTILITY ROOM

1.8m x 1.4m (5'11" x 4'7")

Kitchen worktop and wall cupboards. Automatic washing machine point. Dishwasher point. Recessed spotlights.

#### FIRST FLOOR

#### LANDING

Loft hatch. Recessed spotlights.

#### BEDROOM ONE

3.5m x 2.9m (max) (11'6" x 9'6")

Fitted wardrobe. Airing cupboard housing the hot water cylinder with electric immersion heater. Casement window to the front. Radiator.



#### BEDROOM TWO

2.7m x 1.8m (max) (8'10" x 5'11")

Fitted double bed base with storage underneath. Recessed spotlights. Casement window to the rear. Radiator.



#### SHOWER ROOM

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

White suite comprising corner shower cubicle, wash basin in vanity unit, and low flush WC. Recessed spotlights. Casement window to the rear. Heated towel rail.



#### OUTSIDE

To the front of the cottage is a very pleasant, paved terrace, which is perfectly positioned to take advantage of the far-reaching views. From the back of the property, steps lead up to an old orchard, which has great potential, even better views and a timber garden shed.

#### GENERAL INFORMATION

- Services: Mains water, electricity, and drainage. Electric central heating.
- Council Tax: The property currently operates as a furnished holiday let and therefore is subject to business rates (subject to small business rate relief). If occupied as a permanent dwelling, council tax would be payable instead.
- Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.
- Post Code: YO62 5XZ.
- EPC Rating: Current: E40. Potential: C78.
- Note: The property could be available fully furnished, if required, by separate negotiation.
- Parking: The current owners rent a parking space within the adjacent car park (currently £150 per annum).
- Viewing: Strictly by prior appointment through the Agent's office in Malton.



*View from the old orchard.*



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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