

## 35 CHURCH STREET HELMSLEY



**An attractive stone-built cottage offering deceptively spacious accommodation of almost 2,400sq.ft with extensive living areas, four double bedrooms, two bathrooms, south-facing gardens, ample parking & double garage.**

Entrance lobby, sitting room, dining room/snug, study, open-plan dining/kitchen/family room, guest cloakroom, utility room, first floor landing, master bedroom with en-suite shower room & dressing area, three further double bedrooms & house bathroom. Garden room/home office, south-facing gardens, ample parking & double garage. Located within a short stroll of the centre of this sought-after market town.

### GUIDE PRICE £775,000

35 Church Street is an especially attractive stone-built cottage located within a stone's throw of Helmsley's bustling Market Place. The property is thought to date from the early Nineteenth Century, but in more recent years it has been extended and reconfigured to create a hugely appealing and spacious family home with almost 2,400sq.ft of living accommodation.

The cottage retains a traditional exterior, with attractive stone-built elevations beneath a clay pantile roof, but enjoys a stylish, semi-open-plan layout to the ground floor, allowing light to flood in from its south-facing back garden. Windows are double-glazed, central heating is gas-fired, and the accommodation briefly comprises entrance lobby, sitting room with multi-fuel stove, formal dining room/snug, study, guest cloakroom, utility room and a superb dining/kitchen/family room. Upstairs there are a total of four double bedrooms and a house bathroom; the master bedroom having an en-suite shower room and dressing area.

The property occupies a good-sized plot of almost 0.2 acres, with two sets of French doors opening onto a south-facing part-walled courtyard, paved with Indian stone alongside raised beds and a lovely garden room/home office in one corner. Beyond the courtyard is a gated driveway, approached from Cleveland Way, which gives access to a double garage and gravelled parking area and a lawned garden with shrub borders.

Helmsley is a very attractive, Georgian market town situated on the southern fringe of the North York Moors National Park. With a weekly market, an eclectic range of smart shops, hotels and restaurants and high-class delicatessens the town is a highly regarded place to live. The opportunities for outdoor recreation are endless, with lovely walks in Duncombe Park to the south of the town and the Hambleton Hills to the north. The town has a wide range of amenities, including surgery, library, thriving arts centre and recreation ground.

## **ACCOMODATION**

### **ENTRANCE LOBBY**

Glazed inner door opening into the Sitting Room. Cupboards housing the consumer unit and electric meter.

### **SITTING ROOM**

5.5m x 4.2m (18'1" x 13'9")

Cast iron multi-fuel stove set on a stone hearth, with stone surround. Three wall light points. Television point. Feature alcove with bookshelves. Yorkshire sliding sash window to the front. Radiator.



### **DINING ROOM / SNUG**

4.9m x 3.8m (16'1" x 12'6")

Exposed beams. Two wall light points Yorkshire sliding sash window to the front. Radiator.



### **GUEST CLOAKROOM**

2.4m x 1.8m (max) (7'10" x 5'11")

Low flush WC and wash basin. Coat hooks. Loft hatch.

### **UTILITY ROOM**

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

Range of kitchen cabinets incorporating a stainless steel sink unit. Automatic washing machine point. Space for a tumble dryer. Casement window to the side. Radiator.



## OPEN-PLAN DINING / KITCHEN / FAMILY ROOM

7.0m x 5.7m (max) (12'0" x 18'8")

Range of kitchen cabinets incorporating a double bowl sink unit with mixer tap, Fisher & Paykel multi-fuel range cooker with six gas hobs, two electric ovens, a warming drawer, and extractor hood above. Twin integrated fridge freezers. Integrated dishwasher. Breakfast bar. Television point. Telephone point. Three wall light points. Access to understairs cupboard with storage space and underfloor heating manifold. Part-glazed roof and French doors opening onto the rear garden.



## STUDY

4.3m x 2.6m (14'1" x 8'6")

Stone fireplace. Exposed beam. Two wall light points. Two alcoves. Television point. Yorkshire sliding sash window to the front. Radiator.



## FIRST FLOOR

### LANDING

Velux roof light. Recessed spotlights. Loft hatch. Radiator.



#### BEDROOM ONE

3.6m x 3.6m (11'10" x 11'10")

Plus 3.5m x 2.0m (11'6" x 6'7")

Range of fitted wardrobes. Recessed spotlights. Loft hatch. Yorkshire sliding sash window to the front and casement window to the rear. Two radiators.



#### BEDROOM TWO

5.4m x 3.1m (including wardrobes) (17'9" x 10'2")

Vaulted ceiling to part. Range of fitted wardrobes. Casement window to the rear. Velux roof light. Radiator.



#### BEDROOM THREE

4.0m x 3.9m (13'1" x 12'10")

Range of fitted wardrobes. Shelved alcove. Yorkshire sliding sash window to the front. Radiator.



#### BEDROOM FOUR

3.8m x 2.9m (max) (12'6" x 9'6")

Yorkshire sliding sash window to the front. Radiator.



#### HOUSE BATHROOM

2.7m x 2.5m (8'10" x 8'2")

White suite comprising free-standing roll top bath, separate shower cubicle, wash basin and low flush WC. Extractor fan. Two wall light points. Half-panelled walls. Recessed spotlights. Tiled floor with electric underfloor heating. Casement window to the rear. Heated towel rail.



#### EN-SUITE SHOWER ROOM

2.1m x 1.8m (6'11" x 5'11")

White suite comprising double shower cubicle, wash basin and low flush WC. Fully tiled walls and floor with electric underfloor heating. Extractor fan. Recessed spotlights. Two wall light points. Velux roof light. Heated towel rail.



## **OUTSIDE**

Immediately behind the cottage is a part-walled, south-facing courtyard garden, offering a high degree of privacy, with Indian stone paving, raised beds and a former outbuilding has been converted to provide a flexible space which might hold appeal to those looking for a home office or studio space. Beyond the courtyard is a further garden, which is laid to lawn, along with shrub borders, a timber garden shed and another shed. A gated driveway from Cleveland Way leads to a double garage and generous parking area.

### **GARDEN ROOM / HOME OFFICE**

3.4m x 3.3m (11'2" x 10'10")

Cast iron wood burning stove. Electric light and power. Three casement windows onto the garden.



### **DOUBLE GARAGE**

4.8m x 4.5m (15'9" x 14'9")

Up and over door to the front. Electric light and power. Concrete floor.

## **GENERAL INFORMATION**

Services: Mains water, electricity, gas and drainage. Gas central heating.

Council Tax: Band: E (North Yorkshire Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

Post Code: YO62 5AD.

EPC Rating: Current: C70. Potential: B81.

Note: There is a vehicular right of way across the driveway in favour of 33 Church Street.

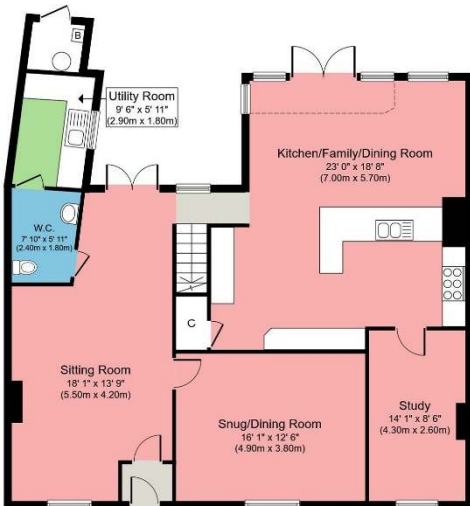
Viewing: Strictly by prior appointment through the Agent's office in Malton.



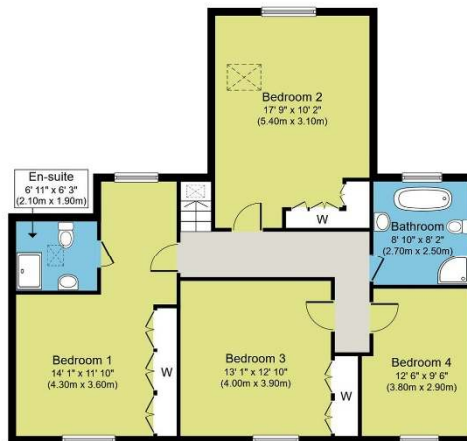




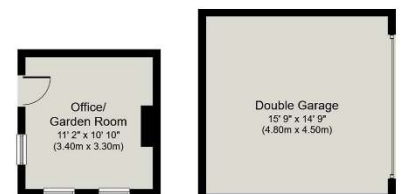
All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer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



**Ground Floor**  
Approximate Floor Area  
**1,267 sq. ft.**  
(117.7 sq. m.)



**First Floor**  
Approximate Floor Area  
**996 sq. ft.**  
(92.6 sq. m.)



**Outbuilding**  
Approximate Floor Area  
**354 sq. ft.**  
(32.8 sq. m.)

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