

FOXGLOVE COTTAGE, 25 HIGH STREET HELMSLEY



Extended and improved character cottage with attractive accommodation, ample private parking and a generous garden with workshop, within an easy walk to the centre of the town.

Over 1,500ft² of well-presented and improved accommodation

Entrance vestibule – Snug – Cloakroom - Living/Sunroom – refitted Kitchen

Master bedroom suite with en-suite shower room – three double bedrooms including one with en-suite cloakroom - house bathroom – Second floor study

Driveway and large double car-port – Workshop

Attractive cottage gardens with an open and sunny aspect

OFFERS IN THE REGION OF £650,000

Foxglove Cottage is situated on the fringes of Helmsley, within easy, level walking distance to the centre of this popular market town. A traditional stone and tile character cottage which from first glance appears relatively modest, however through a series of skilful extensions at the rear and to the side and clever internal reconfiguration, the house provides over 1,500 square feet of adaptable accommodation, providing up to four bedrooms in total.

Recently updated and improved, with a stylish kitchen fitted just 18 months ago, oak floors fitted to much of the ground floor, renewed windows to part and general redecoration, the cottage is a lovely combination of character touches with a more modern range of accommodation. Entrance vestibule through to a cosy front facing sitting room, inner hall with cloakroom and a large sun/living room with open fire and doors opening out onto the garden. Lengthy kitchen attractively appointed with fitted cabinetry, quartz style worktops and integrated appliances. Upstairs is a main master bedroom with en-suite, three further bedrooms, one with cloakroom and the main house bathroom. On the second floor is a home office/study.

For a property on the High Street Foxglove Cottage stands apart with generous gardens, off street parking, workshop and a large double car port. The garden is elevated and enjoys sun from all angles with lawn, vegetable garden and a sheltered terraced eating and entertaining area.



Helmsley is a very attractive market town situated on the southern fringe of the North York Moors National Park. With a weekly market, an eclectic range of smart shops, hostelrys and restaurants and high-class delicatessens the town is a highly regarded tourist destination. 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.

ACCOMMODATION COMPRISES

ENTRANCE VESTIBULE

Glazed timber front door. Entrance vestibule with oak floor. Coat hooks and panelled internal door. Electric fuses and meters.

SNUG

3.98 m (13'1") X 3.88 m (12'9")

Casement window to the front with window seat. Oak floor. Front to back cast iron multi fuel stove with stone surround and oak mantel. Beamed ceiling. Radiator. Fitted oak topped storage units. Television point.



INNER HALL

Stairs to the first floor with understairs cupboard. Oak floor. Radiator. Beamed ceiling.

CLOAKROOM

Low flush WC. Freestanding wash hand basin set upon a wood washstand. Tiled floor. Extractor fan. Recessed ceiling light,

LIVING/SUNROOM

6.33 m (20'9") x 3.37 m (11'1")

A generous reception room with part vaulted ceiling and almost floor to ceiling glazing to the southerly aspect. Stone flag style flooring. Open fire with stone hearth and timber mantel with matching surround. Television point. Windows to the side and door opening out to the garden. Radiator.



KITCHEN

6.71 m (22'0") x 2.25 m (7'4")

Recently re-fitted with matching base and wall cabinetry and quartz style worktops, incorporating a single bowl, single drainer sink unit. Quooker hot, cold and filtered tap. Under cupboard lighting. Gas cooker point. Integrated washing machine. Integrated dishwasher. Integrated tumble dryer point. Worcester gas fired central heating boiler. Windows to the front and side with secondary glazing. Oak floor. Stable door out to the rear. Front to back multi fuel stove set upon a stone hearth with stone mantel.



FIRST FLOOR LANDING

Stairs to the second floor. Radiator. Exposed beam.

BEDROOM ONE

2.97 x 3.97 m (13'0") max x 2.97 m (9'9") max

Range of fitted wardrobes with sliding mirrored doors. Casement window to the front. Radiator. Fitted understairs cupboard.



EN-SUITE SHOWER ROOM

Corner shower cubicle with dual rainhead shower overhead. Low flush WC. Freestanding wash hand basin set upon a wood washstand. Laminate wood floor. Extractor fan. Recessed ceiling light.

BEDROOM TWO

3.59 m (11'9") x 3.56 m (11'8")

Range of fitted wardrobes with sliding mirrored doors. Casement window to the side. Radiator. Recessed lights.



CLOAKROOM

Low flush WC. Wash hand basin set within a vanity storage unit. Extractor fan. Recessed ceiling light. Tiled floor. Electric light and shaver point.

BEDROOM THREE

3.30 m (10'10") x 2.24 m (7'4")

Range of fitted wardrobes with sliding mirrored doors. Casement windows to the rear and side. Radiator. Beam.



BEDROOM FOUR

3.28 m (10'9") x 2.24 m (7'4")

Range of fitted wardrobes with sliding mirrored doors. Casement window to the side. Radiator. Beam

BATHROOM

Freestanding slipper bathtub. Walk in shower cubicle with dual rainhead shower overhead. Low flush WC. Freestanding wash hand basin set upon a granite topped washstand. Vertical heated towel rail. Tiled floor. Extractor fan. Recessed ceiling light. Velux roof light. Airing cupboard housing hot water cylinder with immersion heating and slatted shelving. Electric light and shaver point.



SECOND FLOOR

STUDY

4.08 m (13'5") max x 4.01 m (13'2")

Velux roof light to the south. Range of fitted storage cupboards.

OUTSIDE

Foxglove Cottage is the end of a terrace of three Victorian cottages, with a private driveway to its side leading to a large double width car port. There is an electric car charging point to the side of the driveway.

The garden lies elevated up from the house with a sheltered, stone paved seating and dining area set just off from the Sunroom, with steps leading up and onto the lawn. Being raised up from the house the garden has a lovely sunny, open aspect with a pretty view across Helmsley, towards the Castle and Church Spire in the distance. Largely laid to lawn there are well stocked herbaceous borders to all sides, bounded by fence and hedgerows. To the near side is a useful wood store and the stone workshop, which has electric light and power. Within the garden are raised vegetable beds, a number of fruit and ornamental trees.



CARPORT

5.76 m (18'11") x 5.04 m (16'6")

Oak frame providing two bay parking.

WORKSHOP

4.48 m (14'9") x 2.77 m (9'1")

Detached stone and tile construction. Plumbing. Electric light and power. Gas point. Stable door. Window.



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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GENERAL INFORMATION

Services: Mains water, gas, electricity and drainage.
Council Tax: Band F (Ryedale District Council).
Tenure: Freehold with vacant possession granted upon completion.
Post Code: YO62 5AZ.
EPC: TBC
Please note: The external summer shots date from 2021.

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. 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. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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