

10 HIGH STREET HELMSLEY



**A deceptively spacious stone-built cottage, located in a sought-after position
only a short stroll from Helmsley Market Place.**

Over 1,300 sq ft of accommodation arranged over three floors

Ground Floor: Front facing sitting room – large open plan dining kitchen – utility with cloakroom

First Floor: Two double bedrooms - house bathroom

Second Floor: Master bedroom with en-suite shower room

Sheltered rear cottage garden with lawn and flagged terrace.

Range of traditional stone buildings, including workshop/studio and store

NO ONWARD CHAIN

GUIDE PRICE £495,000

10 High Street is an attractive character cottage, well positioned on the northern fringes of the town, within a short and level walking distance to the centre of this popular market town.

A Grade II listed, character cottage which has been skilfully extended to the rear, creating a bright and airy, open plan dining kitchen with a part vaulted ceiling and French windows which open out to the garden. In all the cottage amounts to 1,316 square feet with accommodation arranged over three floors. In brief: front facing sitting room with an oak floor and cast-iron gas stove, a large open plan dining kitchen and an adjoining cloakroom. On the first floor are two double bedrooms and the main house bathroom. A master bedroom lies on the top floor with adjoining en-suite shower room and with ample fitted storage.

To the rear lies an attractive cottage garden, with a sheltered stone flagged terrace to the immediate rear leading up to a lawn, fringed by well stocked flower and shrub borders. At the far end of the garden stands a range of traditional stone outbuildings, providing a useful workshop/studio and storage area, with vehicular and pedestrian access from the rear of the garden.



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 HALL

Original panelled front door. Entrance vestibule with oak floor. Exposed stonework to part. Radiator. Wall light point. Stairs to the first floor.

SITTING ROOM

4.38 m (14'4") x 3.54 m (11'7")

Yorkshire sliding sash window to the front. Oak floor. Painted beamed ceilings. Radiator. Wall light points. Cast iron gas stove set in a brick alcove with a flagstone hearth and timber mantle. Fireside recesses with fitted shelving and storage. Television point. Telephone point.



LIVING DINING KITCHEN

10.00 m (32'8") x 4.00 m (13'1") max

Range of quality bespoke solid timber kitchen cabinets with butcher block style worktops and polished granite worktops. One and a half bowl inset sink unit with mixer tap. Integrated dishwasher. Washing machine point. Dual fuel stove point with extractor overhead. Part vaulted ceiling to the kitchen area with a pair of velux roof lights. Exposed beams. Recessed ceiling lights. French doors opening out onto the stone flagged terrace at the rear. Yorkshire sliding sash window to the side. Pair of radiators. Oak floor. Wall light points. Radiator. Alcove with fitted shelving

CLOAKROOM/UTILITY

2.65 m (8'8") x 1.00 m (3'3")

Low flush WC. Wash hand basin. Beamed ceiling. Vaillant gas fired central heating boiler. Casement window to the rear. Extractor fan.

FIRST FLOOR

LANDING

Stairs to the second floor. Yorkshire sliding sash window to the rear. Telephone point.

BEDROOM TWO

3.72 m (12'2") x 3.28 m (10'9")

Yorkshire sliding sash window to the rear. Radiator. Wall light point. Range of fitted wardrobes with drawer units and hanging space.



BEDROOM THREE

3.70 m (12'2") x 2.80 m (9'2")

Yorkshire sliding sash window to the front. Radiator. Cast-iron original fireplace with a basket grate. Fitted storage cupboard.



BATHROOM

2.76 m (9'1") x 2.54 m (8'4")

Bath with a panelled surround and part tiled wall. Separate walk-in shower cubicle. Low flush WC. Pedestal wash hand basin. Chrome heated ladder towel rail. Tiled floor. Electric light and shaver point. Extractor fan. Fitted cupboard with linen storage. Yorkshire sliding sash window to the front.



SECOND FLOOR

BEDROOM ONE

4.78 m (15'8") max x 2.83 m (9'3") max

Sliding sash window to the rear overlooking the garden. Velux roof light to the rear. Wall light. Radiator. Telephone point. Large, fitted wardrobe with shelving and storage. Over stairs fitted storage area.



EN-SUITE SHOWER ROOM

Walk in shower cubicle with a Mira shower overhead. Low flush WC. Wash hand basin. Extractor fan. Heated ladder towel rail. Tiled floor. Part tiled walls. Eaves storage access.



OUTSIDE

10 High Street has a lengthy private garden which lies to the rear of the cottage. To the immediate rear of the kitchen is a sheltered stone flagged terrace, ideal as an outside extension to the living area. A short flight of steps leads up to the garden, with a central lawn flanked by well stocked herbaceous borders. There are a wide variety of plantings which provide year-round colour and interest. At the far end of the garden stand a small range of traditional stone and tile outbuildings, with a wrought iron gate leading out to an access lane at the back, over which 10 High Street has a pedestrian and vehicular right. There is no off-street parking with the property, however on street parking can be found close by on the High Street to the front and is unrestricted.



RANGE OF TRADITIONAL STONE OUTBUILDINGS

WORKSHOP/STUDIO

3.68 m (12'0") x 3.34 m (10'9")

Stable door. Electric light and power.

STOREROOM

3.34 m (10'9") x 2.30 m (7'5")

Stable door. Electric light and power.



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 C (Ryedale District Council).
 Tenure: Freehold with vacant possession granted upon completion.
 Post Code: YO62 5AG.
 EPC: Current C/70 Potential B/83

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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