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CHARTERED SURVEYORS



CHURCH COTTAGE • HUTTON LE HOLE • NORTH YORKSHIRE





## CHURCH COTTAGE

The Green, Hutton le Hole, York, YO62 6UA

*Kirkbymoorside 3½ miles · Pickering 7 miles  
Helmsley 9 miles · Malton 14 miles  
York 34 miles*

**Charming period cottage in one of North Yorkshire's most beautiful villages.**

Entrance and staircase hall · kitchen · sitting room · living room · conservatory link · 2 bedrooms · 2 bathrooms

Store · front and rear gardens · 2 timber sheds

**For Sale Freehold**



Church Cottage is a quintessential country cottage that lies adjacent to the village church at the end of an attractive terrace of similar properties. The cottage is tucked back from the road behind a generous front garden in the heart of this spectacularly beautiful village, close to the long village green. Its accommodation is well laid out making the most of the space available both inside and out, and it comes with a private garden and storage sheds.

- Pretty cottage attached on one side
- Believed to be mid to late 18th century
- Powered by green energy – all recently added by the current owners
- Private well stocked garden
- Opens at the rear onto a moorland footpath
- Ideal holiday let or bolt hole
- One of North Yorkshire's most beautiful villages
- Within the North York Moors National Park
- Close to Kirkbymoorside and fifteen minutes' drive from the market town of Helmsley

This two-storey cottage is constructed of mellow stone with a pantile roof. It has retained a number of original features including cottage doors with wrought-iron latches, painted timber ceilings and recessed windows with deep sills. There is a fireplace in the living room and a wood-burning stove in the sitting room. The fitted kitchen has a range of wall and base units, integrated appliances and a south facing window. At the front, the conservatory links the kitchen to the reception rooms and provides a lovely outlook across the front garden and down the village street.

There are two double bedrooms and a bathroom on the first floor. The bathroom has

a freestanding rolltop bath, heated towel rail, wc and classic Savoy basin. The second bathroom is on the ground floor and has a corner shower. Both bedrooms face west and enjoy fine views.

### Outside

The cottage is accessed through a charming cottage garden. The rear garden is private and enclosed with a fabulous view of the village church. There is a terrace, a sizeable area of lawn and two sheds. A garden gate leads directly onto a moorland footpath.

### Environs

Hutton le Hole is a breathtakingly beautiful moorland village with a long history. It is known for its long village green and grassy banks through which winds a stream crossed by foot bridges. There are a number of local amenities including two cafés, a store, 'The Crown' public house and Ryedale Folk Museum. This rural village falls within the North York Moors National Park but is very accessible, being a 5-minute drive from Kirkbymoorside and 15-minutes from Helmsley. Both market towns offer a superb range of amenities. The Yorkshire coast, the Howardian Hills and the city of York all lie within easy reach.

**Important notice** 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. Photographs, particulars and showreel: January 2024



**Tenure:** Freehold

**EPC Rating:** C

**Services & Systems:** Mains electric, water and drainage. Electric heating. Solar panels.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Viewing:** Strictly by appointment

**Money Laundering Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

**Local Authority:** North Yorkshire Council [www.northyorks.gov.uk](http://www.northyorks.gov.uk) North York Moors National Park

**Directions:** Follow the road into the village from the A170 and Church Cottage is located on the right hand side just before the church.

### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B		
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Church Cottage, Hutton Le Hole, YO62 6UA



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City

Country

Coast