

Blenkin

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CHARTERED SURVEYORS



SADDLERS • COXWOLD • YORK





SADDLERS

High Street, Coxwold, York,
North Yorkshire YO61 4AB

Husthwaite 2 miles • Easingwold 5 miles

Thirsk 7 miles • Helmsley 8 miles • York 17 miles

**Enchanting cottage, garden and
garage/store, all in one of the
region's finest villages**

Entrance hall • 3 reception rooms •
kitchen • utility/laundry room • wc •
boot room

2 double bedrooms • 2 bathrooms •
loft

Rear garden • integral garage/store •
coal store

For Sale Freehold



Saddlers is a delightful cottage situated in the heart of a delightful and historic Estate villages where mellow stone houses front each other across the broad street and grass verge.

Believed to be one of the almshouses built in the latter half of the seventeenth century, Saddlers is a larger-than average cottage at the end of a long terrace. Steeped in history and full of character, this stone cottage has been comprehensively renovated and upgraded. It is offered for sale with no forward chain.

- Pretty end-of-terrace cottage in the heart of the village
- Generous accommodation totalling more than 1800 sq ft
- High spec fixtures and fittings through
- Contemporary kitchen and bathrooms
- Useful garage/store
- South-facing, landscaped, walled garden
- Glorious outlook on both sides
- Within some of North Yorkshire's finest National Park countryside

An outstanding example of vernacular architecture, Saddlers has retained many character and period features including traditional cottage doors with ironmongery, fireplaces, sash windows and deep sills, and original exposed timbers and trusses on the first floor. Under the current tenure the property has been sensitively renovated and upgraded to create an exceptional cottage and garden.

The ground floor accommodation is unusually generous in scope and scale with large living areas. The 19 ft sitting room has two sash windows facing the deep green verge on the village street and a basket grate fireplace housed in a brick hearth. Alongside, the family

room/snug has a fireplace housed in an open basket grate fireplace, deep cupboards of original design and glass panels with glass doors opening south to the dining room/orangery. The recently fitted kitchen has granite work surfaces, a Siemens double oven and a 1½ bowl sink with window over. It is connected to the dining room, a glorious space and recently-built extension with glazing along the south elevation. It has a large lantern skylight and bifold doors that open onto the garden terrace. Adjacent to the kitchen are useful utility spaces that include a laundry room with sink, a separate wc and boot room with doors to the integral garage and garden. Upstairs the two double bedrooms rise into the roof space revealing ancient roof trusses. There is a modern shower room with walk-in shower with rain shower head and heated towel rail, and a fully tiled modern bathroom including heated towel rail, bath with shower over, window and skylight.

Outside

A drive/shared back lane sweeps around to the rear of the property and to the small garage/store with up-and-over door. The rear garden is walled, very private and fully enclosed. Modest in size but beautifully landscaped it makes the most of the space available and the view beyond. Abundantly planted herbaceous borders follow the paved pathway and surround the area of lawn where colourful climbers adorn trellises on the old boundary wall. Outside the dining room, a curved patio of circular design enjoys all day sunshine and is sheltered by raised stone beds. There is an external tap and a coal store. An outlook can be enjoyed across green pastures to the wooded hills beyond.

Environs

Coxwold is a beautiful Estate village that sits midway between the market towns of Helmsley and Thirsk. Belonging once to Newburgh Priory and set in rolling countryside, it lies close to where the White Horse of Kilburn stands guard on an escarpment of the Hambleton Hills. The village has probably the finest village church in

Yorkshire dating from 757 AD, a very popular a very popular fine dining pub, 'The Fauconberg Arms', a thriving village hall, playing fields and tennis courts. A primary school is at neighbouring Husthwaite, and both Outwood Academy in Easingwold (Ofsted 'Outstanding') and Ampleforth College are a 15 minute drive away.



Tenure: Freehold

EPC Rating: E

Services & Systems: All mains services except gas. Oil central heating.

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

Directions: Saddlers lies at the end of a terrace, on the same side of the church and on the opposite side from the pub. A cobbled forecourt alongside gives access to the rear of the property.

Saddlers, Coxwold, York, YO61 4AB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1821 SQ FT / 169.17 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

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City

Country

Coast