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CHIMES COTTAGE • COXWOLD • YORK









## CHIMES COTTAGE

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

*Easingwold 6 miles • Thirsk 8 miles  
Helmsley 9 miles • York 19 miles*

**Beautifully renovated cottage with  
generous garden and glorious views,  
located in a highly desirable village**

Lobby • cloakroom/wc • kitchen/family room •  
2 further reception rooms • 5 bedrooms • 2  
bathrooms • study area • games room

Garden • outbuildings • private driveway  
parking

For Sale Freehold

Chimes Cottage is an appealing semi-detached cottage in the heart of an historic estate village where mellow stone houses front each other across a broad street and grass verge. Constructed of local stone with a pantile roof, the cottage is believed to date from the mid-seventeenth century. In recent years it has been sympathetically extended and renovated, retaining much of its original character whilst providing every convenience for modern living, including bespoke Yorkshire sliding sash windows. The outstanding oak-framed extension at the rear is positioned to enjoy glorious views across the garden and rolling farmland beyond.

- Traditional cottage dating from 1632, not listed
- Versatile accommodaton extending to more than 3100 sq ft
- Comprehensive renovation with high-spec fittings
- Outstanding oak-framed rear extension, south-facing
- Abundance of original period features, beautifully restored
- Underfloor heating in kitchen/living area and all bathrooms
- South wing provides options for multi-generational living
- Delightful private south-facing terrace and garden with country views
- Delightful village in North York Moors National Park
- Vacant possession – no onward chain

The entrance lobby provides a useful cloakroom/boot room area, and gives access to the kitchen/breakfast room. This superb family space featuring a large oak-framed dining/living area with bi-fold doors opening on

to the extensive, south facing stone garden terrace, ideal for al fresco dining. The roof is double-height with handsome oak roof trusses and a large roof lantern illuminating the room. The Shaker-style kitchen includes hand-built timber units, a tiled limestone floor, integrated Miele appliances, a built-in French dresser with larder unit and a free-standing island with a breakfast bar. A traditional walk-in pantry iles on the western corner. The sitting room is a versatile living space, double length and extending more than 26 ft. Its deep external walls are characteristic of properties of this vintage and provide window seats that face the broad village street. The wood-burning stove sits beneath an impressive oak mantle, and there is a study area/snug at the far end. An additional room at the front of the cottage provides a versatile space, currently used as a fourth bedroom; it also has a wood-burning stove, oak floorboards and a window seat.

At the other side of the lobby is a characterful dining room, double-height with a vaulted ceiling. It has exposed stonework, two large window seats, an engineered oak floor and a wood-burning stove. Beyond, and at the southernernmost end of the cottage, lies a bedroom suite with its own entrance and spacious bathroom. A spiral staircase rises to a good-sized, versatile room/games area with three Velux windows and ample eaves storage. This southern wing of the property offer the potential to create a self-contained annexe for multi-generational living.

On the first floor are three front-facing light and airy bedrooms, all generous doubles connected by a long hallway that exploits the splendid southerly views across rolling fields. The principal bedroom has a generous walk-in

wardrobe offering the potential to convert into an en suite bathroom. There is a five-piece family bathroom with roll-top slipper bath, separate shower and underfloor heating. A useful study area lies at the rear.

## Outside

The property overlooks a large stone terrace, and long garden, south-facing and mainly laid to lawn with tranquil countryside views. A couple of useful stone-built outbuildings rest against the southernmost gable end of the

cottage, one used as a log store (and which provides access to the oil tank), and the other as a potting shed with practical loft space above. A further outbuilding offers more storage space. Tall hedges line the lawn either side providing plenty of privacy, while a clutch of mature apples trees and a further stone terrace lie at the end of the garden. There is also a gravelled drive accessed by a five-bar gate offering secure, private parking with right of access across neighbouring property.





Tenure: Freehold

EPC Rating: E

Council Tax Band: F

Services & Systems: Mains electricity, water and drainage. Oil-fired central heating. Underfloor heating in the kitchen and bathrooms.

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: From the A19, follow the signs to Coxwold. Chimes Cottage is on Main Street opposite the Fauconberg Arms public house. What3words ///breached.career.imprinted

Environs

Coxwold nestles on the southern edge of the North York Moors National Park in a designated Area of Outstanding Natural Beauty. It is a beautiful estate village sitting midway between the market towns of Helmsley and Thirsk. Belonging once to Newburgh Priory, the village boasts, a lovely pub in the

Fauconberg Arms, three tea rooms, a thriving village hall, local garage, playing fields, a tennis club/courts and a church dating back to the eighth century. The village currently runs an oil cooperative. There is a primary school in neighbouring Hushwaite, and both Easingwold Comprehensive School and Ampleforth College lie within a ten-minute drive. Nearby

are some of the country's finest gastronomic pubs, including The Black Swan at Oldstead and the Abbey Inn, both owned by Michelin-starred chef, Tommy Banks. A high-speed train runs directly from Thirsk to London and the North, and there are regular trains running to more mainline locations from York, a 25-minute drive away.

Chimes Cottage, Coxwold, York, YO61 4AD



First Floor

Gross Internal Area: 86.1 m² ... 927 ft²

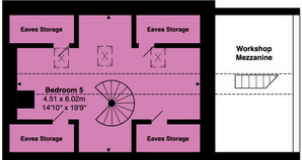


Ground Floor

Gross Internal Area: 176.0 m² ... 1895 ft²



Gross Internal Area: 289.8 m² ... 3120 ft² (excluding stores, workshop, workshop mezzanine)  
All measurements are approximated for display purposes only and should be independently verified  
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First Floor

Gross Internal Area: 27.7 m² ... 298 ft²



Store

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D		
39-54	E	46   E	
21-38	F		
1-20	G		





City

Country

Coast