

WHITE COTTAGE

Beadlam, Helmsley, North Yorkshire

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**Utterly charming, thatched cottage
with a large garden**

Helmsley 2 miles • Kirkbymoorside 3 miles

Malton 15 miles • Thirsk 16 miles • York 25 miles

Entrance and staircase hall • kitchen and garden room
• 2 reception rooms

3 bedrooms • dressing room • 3 bathrooms

Driveway • garden • garage • store • outbuilding
• summerhouse

In all some 0.3 acres

For Sale Freehold



ESTABLISHED 1992

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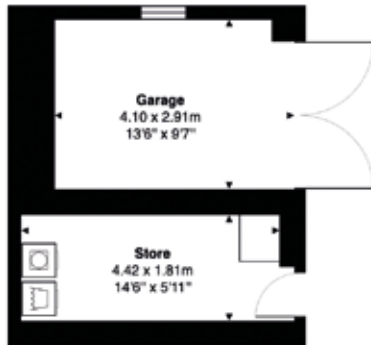
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White Cottage, Beadlam, Helmsley, North Yorkshire YO62 7SX

Approximate Gross Internal Floor Area

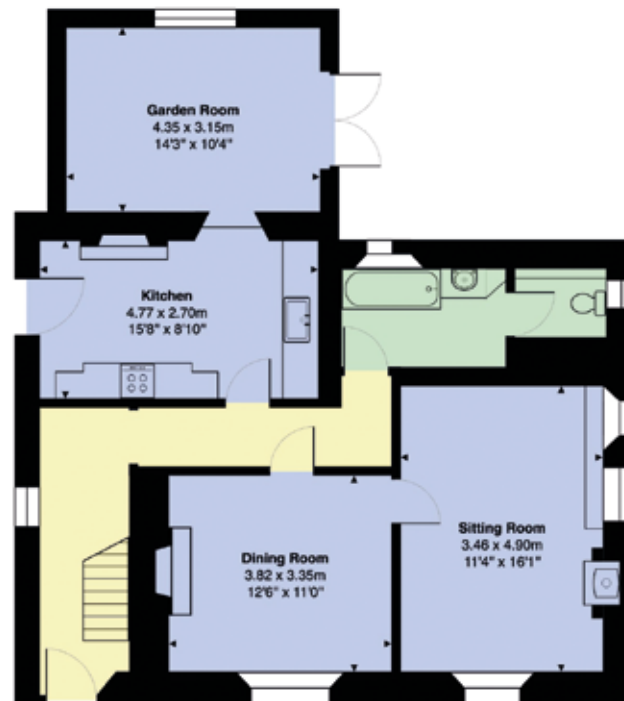
163.6 SQ M /1762 SQ FT (excluding store, garage)

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



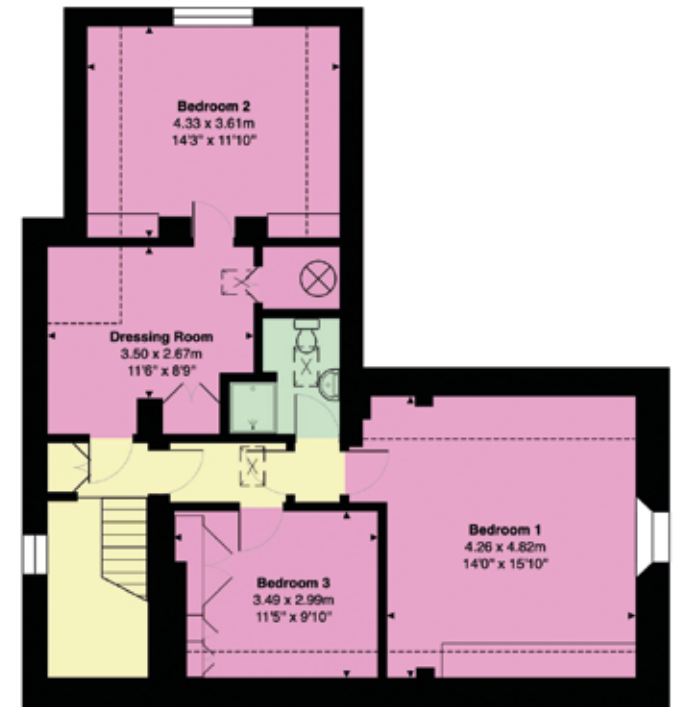
Outbuilding

Gross Internal Area: 21.9 m² ... 235 ft²



Ground Floor

Gross Internal Area: 85.9 m² ... 925 ft²



First Floor

Gross Internal Area: 77.8 m² ... 837 ft²

City

Country

Coast

This delightful, whitewashed, thatched cottage dates largely from the seventeenth century and is constructed of limestone within a cruck frame. It has undergone a renovation that preserves its original character while embracing the needs of modern living as well as the layers of architectural history that have been added since its construction, including the Yorkshire sliding sash windows. White Cottage enjoys a large and private corner plot with ample parking, outbuildings and a large garden with a fine prospect along the valley.

- Detached timber-framed thatched cottage
- 17th century with earlier origins and Grade II listed
- Large corner plot, private and with a fine outlook
- Ideal country/holiday/second home or holiday let
- Village amenities within walking distance including 'Outstanding' school
- Midway between the market towns of Helmsley and Kirkbymoorside
- Just outside the North York Moors National Park



Tenure: Freehold

EPC Rating: Exempt as Grade II listed

Council Tax Band: F

Services & Systems: Mains electricity, water, drainage. Electric heating. Water tank in landing cupboard and in loft.

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.

Local Authority:

North Yorkshire Council
www.northyorks.gov.uk

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.





White Cottage is a property steeped in character. It features stone flags, window seats within the broad stone walls, time-honoured wall and ceiling beams, high cupboards in nooks, ledge and brace doors with latches, timber ceilings and partition walls as well as exposed roof trusses. Organic contours create a charming aesthetic.

Within the oldest part of the house are two reception rooms that sit alongside each other and face south west. The dining room has a basket grate fireplace within a stone surround and the sitting room is double aspect with a wood-burning stove recessed within stonework. The modern fitted kitchen features the original cast iron kitchen range, has a tiled floor, Armitage Shanks Belfast sink and electric oven. It is open to the garden room with French doors that open onto the sheltered garden terrace.

The house bathroom sits on the ground floor with garden views; its ceiling rises into the roof space, it has a bath, sink, heated towel rail and a separate wc.

On the first floor, the three charming double bedrooms, served by a shower room, are notable for their steeply pitched ceilings and bespoke panelling with built-in eaves cabinetry. Bedroom 2 has a large dressing room with a walk-in cupboard and hanging rail which could serve as an occasional guest bedroom.



Outside

Timber gates open to a gravel drive that sweeps past the outbuildings to a turning and large parking area for at least six cars. The stone, timber and pantile outbuilding with chimney comprises a store and a single garage with window and loft storage; outside is a tap. Originally the wash house, the store retains the Victorian copper washing boiler and now serves as a utility/laundry room. A further stone outbuilding at the end of the drive is part derelict and attached to the neighbour, providing scope for renovation.

The large rear garden extends to a third of an acre with an additional connected strip on the southeast boundary rented from the Estate. The whole plot is fully enclosed with a fenced and mature hedge boundary. The garden is largely laid to lawn with a sunny paved terrace abutting the house, sheltered by a herb bed and flanked by a raised stone bed. There is a productive apple tree and a summer house with electrics (now in need of renovation). At the rear is an elevated outlook up and down a long grassland valley.





Environs

The village of Beadlam is joined at the hip with Nawton and lies just south of the boundary of the North York Moors, on a bus route and within a few minutes' drive from the thriving and historic market towns of Helmsley and Kirkbymoorside. The village itself is set along a broad main street and is particularly well served with amenities including the Rose & Crown pub, a primary school, village hall, Fusion Spice restaurant, independent garage, a recreation ground with playing fields (cricket, football, tennis) and Ryedale School, an 'Outstanding' secondary school recognised as one of the highest performing secondary schools in North Yorkshire.

Directions

White Cottage can be found off High Lane. As the lane turns sharply to the west, the cottage can be seen on the right hand side.

What3words: ///quietest.ramp.carting

Viewing

Strictly by appointment



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