



Ampleforth, York Guide Price £595,000

A staggeringly beautiful stone built cottage with origins believed to date back as far as the late 1700's. Extended and renovated in 2021, this property is now available to buy either as a thriving holiday let business or as a stunning village home on the foothills of the North York Moors National Park.

*** NO ONWARD CHAIN ***

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Property Overview

Discretely positioned off Ampleforth's East End, Sunflower Cottage is quite simply a hidden gem within this historic village situated within a picturesque valley 10 minutes south of Helmsley, 20 minutes east of Thirsk and around 30 minutes drive north of York. Ever since the property was extended and renovated in 2021 the cottage has been operating as a thriving holiday let and is therefore also being offered with the option to continue and develop the existing business model, fully furnished and with bookings already in place. Occupancy rates and turnover figures are available upon request and further details of the holiday let are available by copying and pasting the following link into a separate browser:

www.beautifulscapes.co.uk/property/sunflower-cottage/

Inside

A surprisingly spacious reception hall/study area with stone fireplace and dog leg staircase leads off into a 24'2" (7.37m) long living room with painted beams, wood burning stove and doors opening out onto a paved seating area. Steps off the living room lead down into a beautifully appointed kitchen with extensive worktop space, generous storage and integrated appliances to include a gas hob, eye-level oven, grill and microwave, fridge freezer and dishwasher complemented by double doors opening out onto the split level stone flagged terrace. A very useful side lobby with garden access leads off into a cloakroom/wc and a utility room with further storage and freestanding appliance space.

The 31'2" (9.50m) long split level landing leads off into a principal bedroom with luxurious en-suite bathroom, 2 further double bedrooms and a stylish shower room. Other internal features of note include an LPG central heating system, double glazing and oak latch doors throughout.

Outside

Tucked away off East End, a private drive (shared with 2 other neighbouring cottages) leads down to Sunflower Cottage's own gated gravel drive which provides parking and features dry stone walling and stone steps leading up onto an expansive split level paved seating terrace and a lawn with well stocked flowerbed and shrub borders.

Tenure

Freehold

Services/Utilities

Electricity, water and sewerage are understood to be connected.

Broadband Coverage

Up to 76* Mbps download speed

*Download speeds vary by broadband providers so please check with them before purchasing.

EPC Rating

D

Council Tax

Rate not available yet as currently a business - North Yorkshire Council

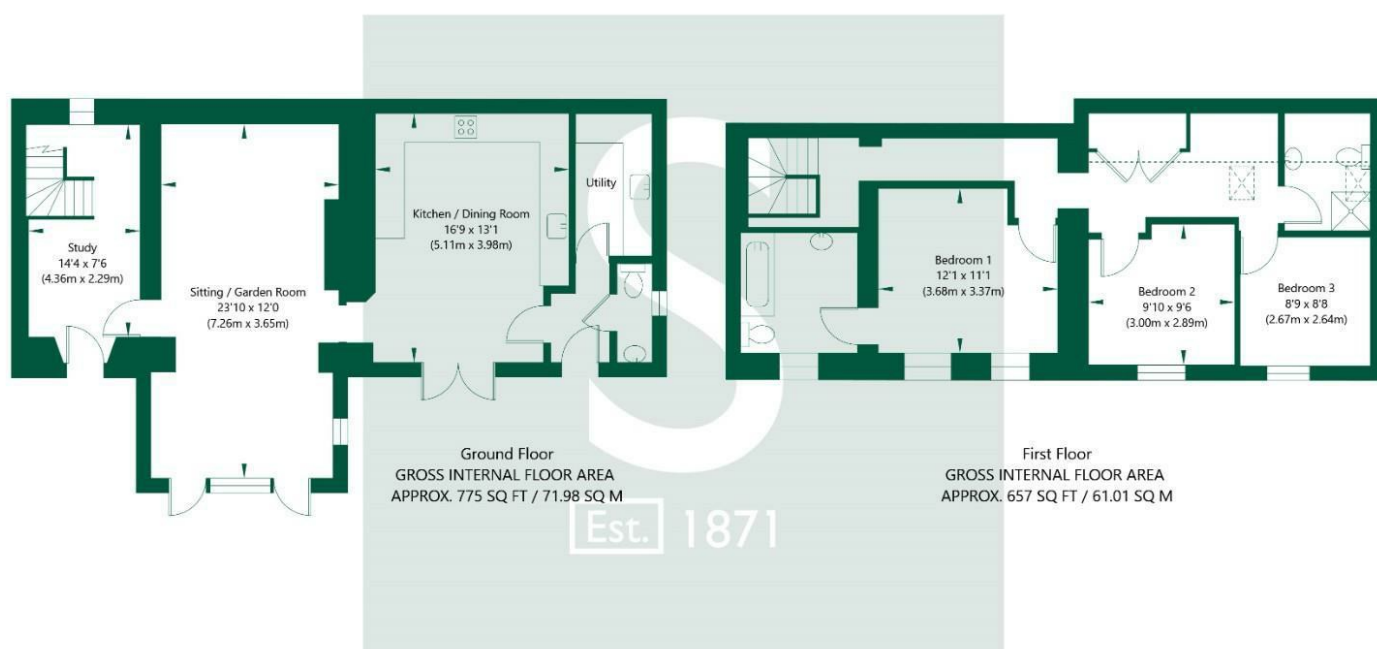
Current Planning Permissions

No current valid planning permissions

Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold

East End, Ampleforth, York, YO62 4DA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1432 SQ FT / 132.99 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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