

Mark Stephenson's

ESTATE & LETTING AGENTS



Black Eagle Cottage Main Street, Harome, Near Helmsley, £495,000

- Stone/thatched detached cottage
- Grade II listed
- Many original features
- Annexe with income potential
- Sought after village location
- Offered with no forward chain
- Delightful private gardens
- Generous enclosed parking
- Sympathetically renovated

Black Eagle Cottage Main Street, Harome YO62 5JF

A totally unique detached thatched cottage sympathetically restored over recent years sat within delightful gardens together with separate self contained annexe allowing potential for various uses we feel. Full of character throughout, Grade II listed, located in this highly regarded village location home to both The Star Inn and the Pheasant Hotel, offered for sale the the benefit of having no onward chain.



Council Tax Band: F



General location

Harome is the home to the Michelin starred restaurant The Star Inn as well as to the highly regarded Pheasant Hotel over-looking the mill pond.

The renowned North York Moors National Park is located close by. The ancient market town of Helmsley is within a short drive. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.

Property summary

Under a thatched roof with rendered stone walls the cottage, which was originally three dwellings, offers the following accommodation: Sitting room with vaulted beamed ceiling and mezzanine, exposed stone wall and log burner. Traditional dining kitchen with stone flagged floor, working aga and original feature range. The design of the kitchen is such it offers a flexible functional space, but again full of character. Further accommodation on the ground floor includes the principal bedroom suite which has a luxurious feel having been created from three rooms. The bedroom leads to the main dressing room and then to the ensuite bathroom with clawfoot freestanding bath. There is a further wet room style shower room which has been recently updated. To the first floor is a further bedroom, mezzanine overlooking the sitting room and large storage area.

Annexe.

In the enclosed grounds is the detached annexe. This was previously used as secondary accommodation and comprises garden room, shower

room and bedroom. This is a fantastic space and could be used for income generation in the form of Bed and Breakfast Accommodation/Airbnb or as a space for those wishing to work from home perhaps.

Services

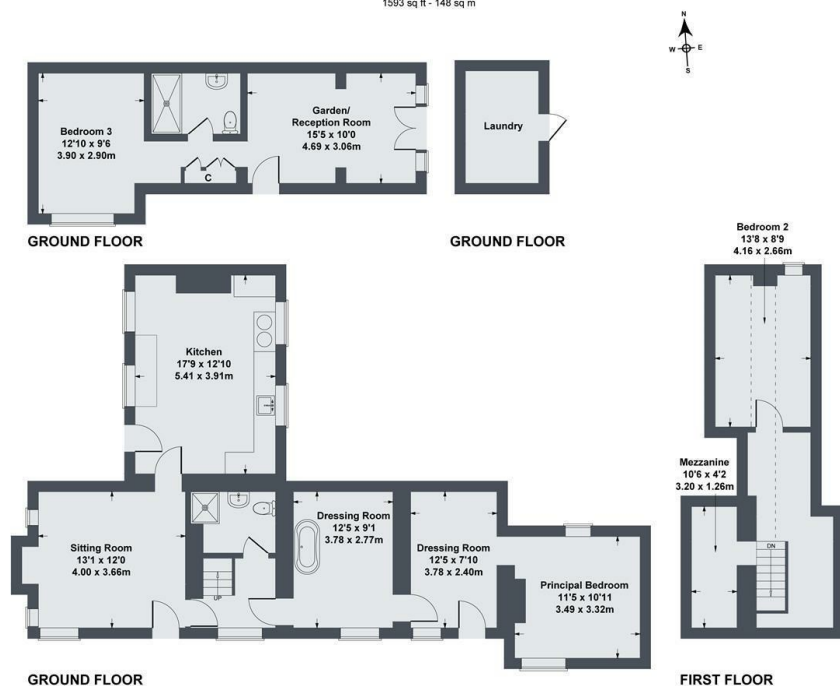
The property benefits from a new boiler to the main cottage (installed 2022). The property is served with mains water, electricity, mains drainage and has oil fired central heating.





Black Eagle Cottage, Main Street, Harome, York YO62 5JF

Approximate Gross Internal Area
1593 sq ft - 148 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022



Directions

Viewings

Viewings by arrangement only. Call 01751 476900 to make an appointment.

Council Tax Band

F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	