



Abbots Well Cottage

Rievaulx, York, North Yorkshire, YO62 5LB



RobinJessop



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An Attractive Detached Period Family House Situated in a Stunning Rural Position within the Historic Village of Rievaulx.

- Substantial Detached Family Home
- Three Reception Rooms
- Five Bedrooms
- Character & Period Features
- Stunning Position Overlooking Open Countryside
- Large Gardens & Grass Paddock Totalling 1.46 Acres
- Close to Rievaulx Abbey Ruins
- A Hidden Gem
- Guide Price: £1 Million

SITUATION

Helmsley 3 miles. Thirsk 11 miles. Malton 18 miles. Northallerton 19 miles. Teesside 26 miles. York 30 miles. All distances are approximate.

The renowned and historic rural village of Rievaulx is located a short drive from the charming Market Town of Helmsley where there is a wide range of independent shops, cafes, delicatessens and pubs together with an open-air swimming pool.

Rievaulx is a small, peaceful village set along the River Rye within the North York Moors National Park. The village is famous for its impressive and historic Abbey which was the first Cistercian Monastery in the North of England, founded in 1132. It was seized in 1538 under Henry VIII during the dissolution of the Monasteries.

AMENITIES

Shopping – nearby Helmsley, Kirkbymoorside, Malton, Thirsk, Northallerton.

Larger centres – Teesside, York, Harrogate and Leeds.

Schools – Primary Schools at Helmsley, Nawton, Kirkbymoorside, Ampleforth, Terrington Hall & Thirsk

Secondary schools at Helmsley, Pickering, Thirsk & Northallerton

Private schools – Ampleforth, Cundall Manor, Yarm, Queen Mary's, Queen Margaret's

Railway Stations – York, Thirsk, Pickering (Heritage route), Northallerton, and Yarm.

Airports – Teesside International, Newcastle and Leeds/Bradford.

Leisure Centres – Kirkbymoorside, Ampleforth, Thirsk, Northallerton, Stokesley and Teesside.

Golf – Kirkbymoorside, Thirsk, Easingwold, Malton & Romanby

Hacking out – good local bridle paths and

access to the extensive network of byways and bridle paths around the North York Moors National Park.

Country Sports – the area is well served with local country pursuits including hunting & shooting.

DESCRIPTION

Abbots Well Cottage comprises a most attractive detached family house of traditional stone construction with a clay tiled roof. The property stands superbly within generous gardens and grounds in a secluded position down a shared private drive.

The property is well presented and offers comfortable accommodation which is set across three floors and extends to 3606ft². There are many character features throughout including leaded windows, picture rails, coving and open fires.

The ground floor of the property comprises a welcoming reception hall from where the rooms lead off and a turned staircase leads up to the first floor. To the western side of the property is the large kitchen diner with a limestone flagged floor which features a range of fitted oak units which are complemented by integral appliances. There is ample space for a dining table with glazed double doors out to the patio. Leading off from the kitchen is access to the formal dining room which has an impressive fireplace, and also a rear hallway with a most useful utility room, pantry, storage room and also a cloakroom.

Completing the ground floor is a cosy sitting room with a log burning stove set within a stone and marble surround, and a large drawing room with a large fireplace with marble inset and hearth and fitted cabinets.

To the first floor there are three spacious

double bedrooms including the principal suite which features fitted wardrobes and a useful storage cupboard and has a luxurious ensuite bathroom. The ensuite features a marble tiled floor, a WC, twin basins, a large shower cubicle and a bath which is positioned to enjoy the fine views across the valley. A second bedroom also has the benefit of an ensuite with bath and shower over.

Also, on the first floor is a house bathroom with WC, basin and bath with shower over, and a useful eaves storage cupboard located off the landing.

To the second floor there are two further bedrooms, each with limited head height and dormer windows together with ample eaves storage. There is also a bathroom on this floor with WC, basin and bath with shower over.

The property is complemented by an attached two storey carport which comfortably provides covered parking for 2 vehicles. Above the car port is an office/studio with cloakroom which would be well suited for those who need to work from home.

The property stands within a generous plot extending to 1 Acre with the land mostly laid to the front of the property. The gardens are terraced with a large patio and lawn immediately in front of the property providing the perfect space

for seating and enjoying the views with the ruins of Rievaulx Abbey being visible. A path leads down the bank to the grass paddock with a variety of planted trees and shrubs. The land is adjacent open countryside and the view is unobstructed across the Rye Valley.

To the side of the property is a useful timber storage shed with a tiled roof and attached covered dog kennels. There is also ample parking on the driveway for 4/5 vehicles. Please note the driveway must be kept clear to allow access to the neighbouring property, Abbots Well.

Overall, Abbotswell Cottage would make an excellent family home in a desirable rural location. It offers a unique opportunity to purchase a property in the historic village and an early viewing is advised.

GENERAL REMARKS & STIPULATIONS

Viewing

Strictly by Appointment with Robin Jessop Ltd – Telephone 01677 425950 or 01969 622800.

Offers

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

Money Laundering Regulations

Please note that if you are the successful

purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office.

We will then take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

Method of Sale

The property is being offered for sale initially by Private Treaty. If you would like to discuss any matter concerning this sale, then please kindly record your interest with Mr. Tim Gower MRICS, Mr. Robin Jessop FRICS or Mrs. Samantha Peacock MNAEA as soon as possible and preferably in writing enabling us to keep you informed as to how we propose to conclude the sale.

Tenure

The property is freehold and vacant possession will be given upon completion.

Council Tax

Band G.

Energy Performance Certificate

Rating E/40. Full report available upon request.

Boundaries

The Vendors will only sell such interests (if any) as they may have in the boundary

fences, ditches and walls and other boundaries separating this property from other properties not belonging to them. The boundaries are shown edged in Red on the plan within this brochure.

Services

Mains electricity. Mains water. Private drainage to a septic tank. Oil fired central heating.

Septic Tank

There is a septic tank which is marked on the plan. This is shared with Abbots Well.

A report has been produced by RA Dalton Waste Water Specialists detailing the tanks compliance. A copy is available upon request.

A purchaser will share 50% responsibility for the tank including costs for maintenance and renewal.

Fixtures & Fittings

Only those fixtures and fittings described within this brochure are included in the sale. All fitted carpets and blinds are included.

Listing

The property is not listed.

Easements, Rights of Way & Restrictions

The property is sold subject to and with the benefit of all rights of way, whether public or private, light, water, drainage,

sewage, support and easements and other restrictive covenants existing and proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipes whether mentioned in these particulars or not. Without prejudice, the property is subject to following:

conservation in connection with the use of the Property as a single private dwelling house in single family occupation;

5. Not to effect any disposition of the Woodland Area separate from the Property.

A) Restrictive Covenants

The buyer for themselves and their successors shall covenant in the transfer deed with the owners (and their successors in title) of Abbots Well ('the Owners') as follows:

1. At all times to put and keep the wooded area shaded green on the sales particulars plan ('the **Woodland Area**') maintained in accordance with guidance ('the Guidance') issued from time to time by the Forestry Commission (see; [Managing and maintaining woodlands: overview - GOV.UK](#));
2. Not to remove any trees unless required in order fully to comply with the Guidance and to replace any removed tree(s) with the same species and where possible with semi-mature trees;
3. Not to erect any structure on the Woodland Area;
4. Not to use the Woodland Area for recreational purposes save only for the quiet enjoyment of the woodland and nature

The covenants are to be protected by a restriction on title such that no disposition of the Woodland Area can take place without procuring a direct covenant by a donee in favour of the Owners to comply with the same.'

B) Right of Way

The owners of the neighboring property known as Abbots Well have the benefit of a Right of Way for all purposes over the entrance drive to access their property.

C) Unregistered Access

The area shaded yellow on the plan is unregistered with the Land Registry. However, the vendors have exercised a Right of Way over this driveway for many years.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

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USEFUL ADDRESSES

Vendors Solicitors

Harrowells Limited, Moorgate House, Clifton Moorgate, York, YO30 4WY

Acting Solicitor: Mr Stephen Proctor

Telephone: 01904 690111

Email: Stephen.proctor@harrowells.co.uk

Septic Tank Specialist

RA Dalton, Burtreeford, Bishop Auckland, County Durham, DL13 1DB.

Telephone: 01388 537030

Email

Local Authority

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD

Tel: 01609 780780

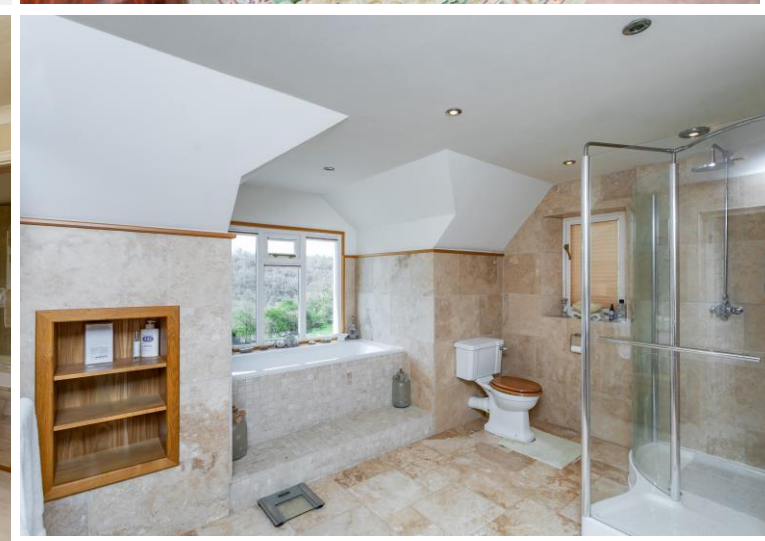
Local Planning Authority

North Yorkshire Moors National Park, The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP

Tel: 01439 772700





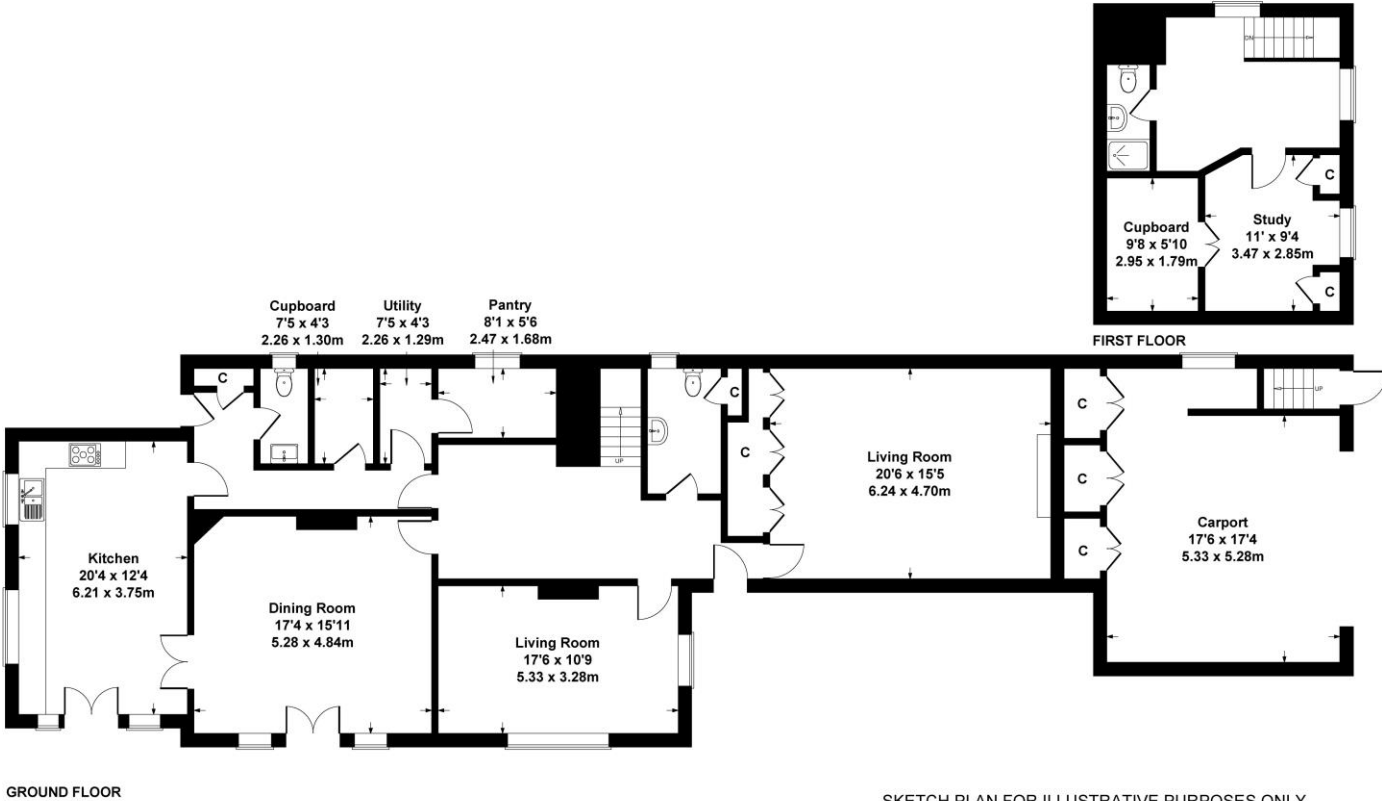






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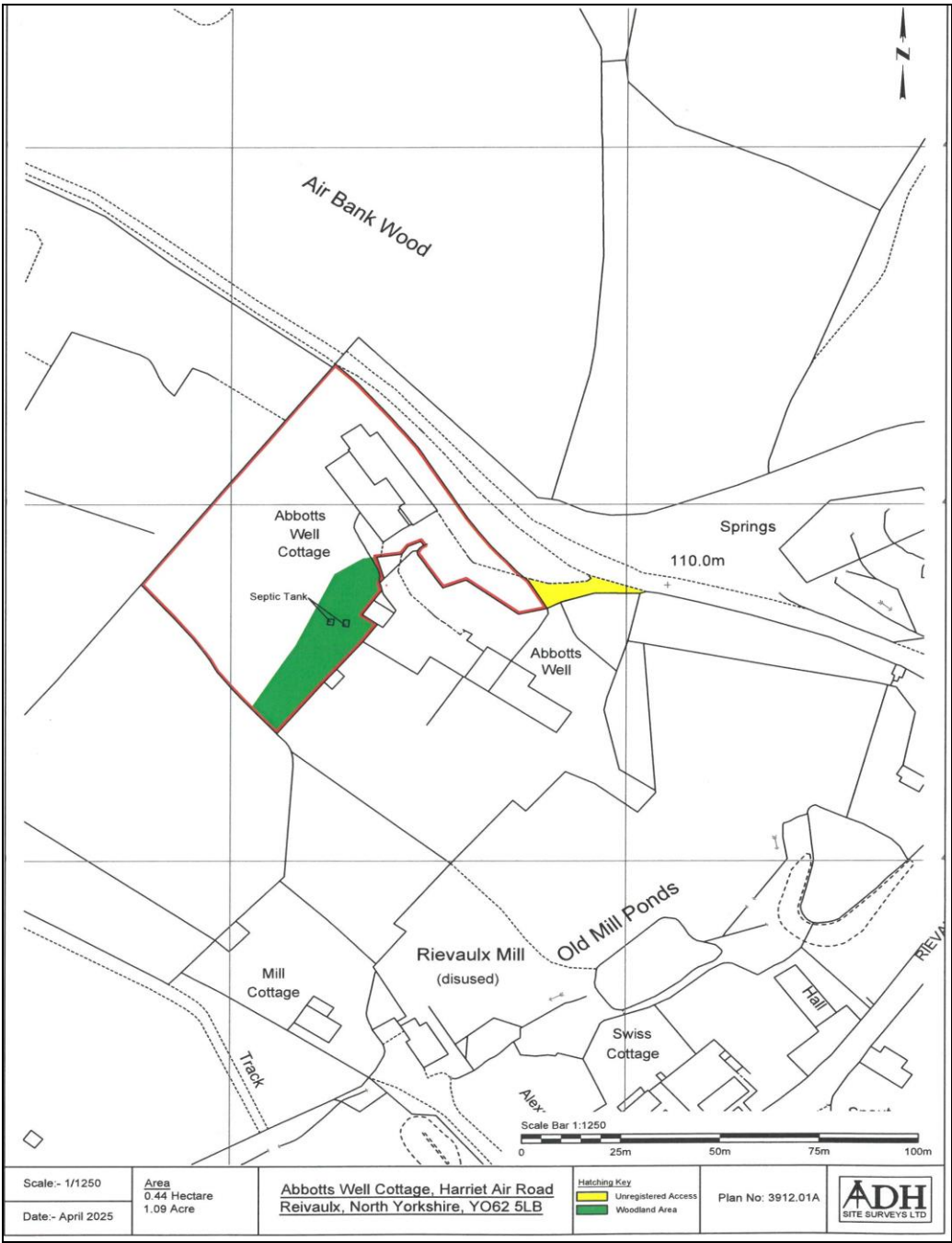
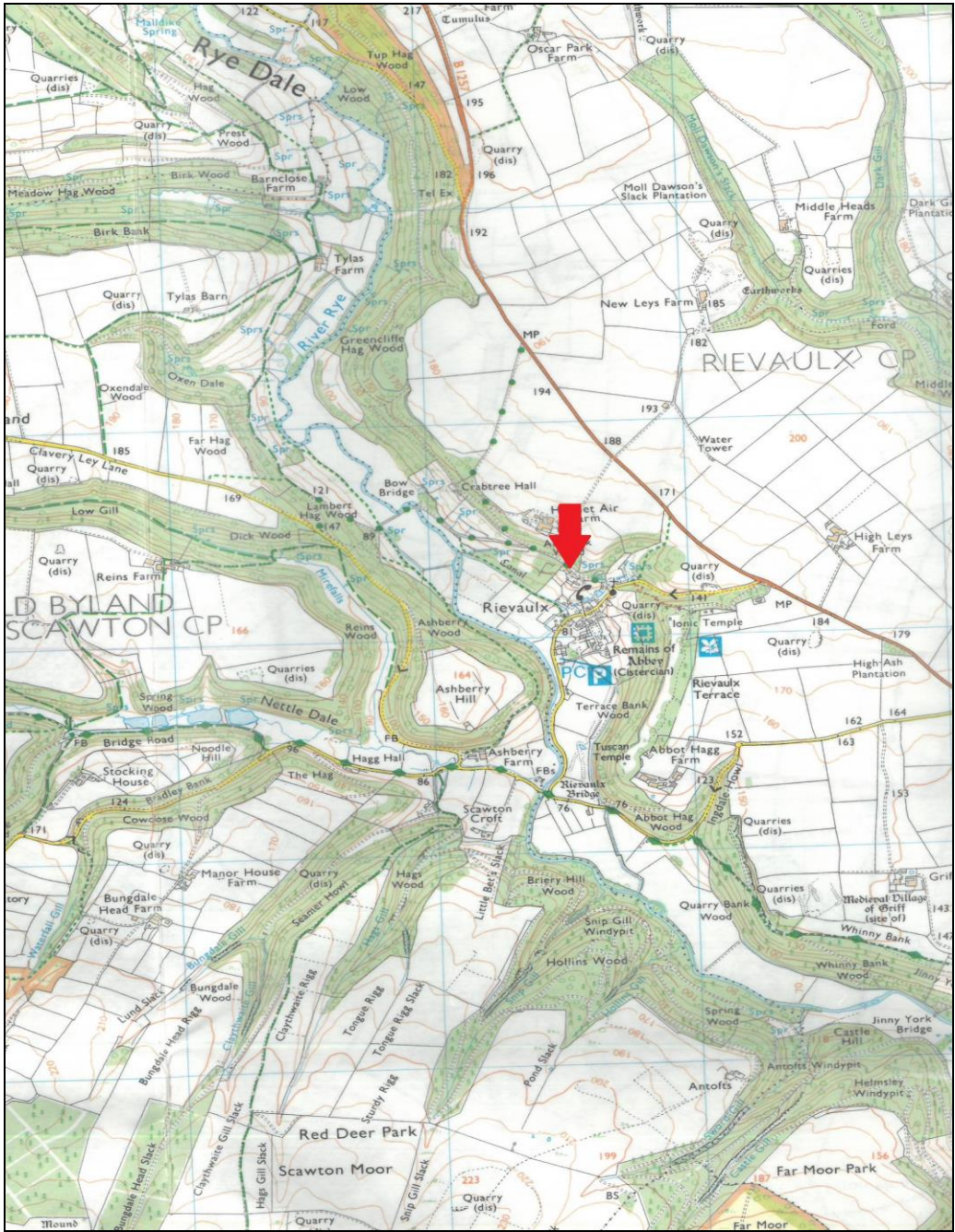
Approximate gross internal area
House 335 sq m - 3606 sq ft
(Excluding Carport)



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. 2025





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