



## NEW MILLS COTTAGE

SESSAY | THIRSK | NORTH YORKSHIRE | YO7 3NR

*New Mills Cottage is a delightful and generously proportioned two-bedroom cottage, available immediately for rental. The property is set within the grounds of New Mills Farm, enjoying an enviable rural location between the villages of Helperby and Sessay.*

*This charming, character-filled cottage has been recently refurbished, offering a blend of period appeal and modern convenience. At the heart of the home is a newly installed breakfast kitchen, designed with both style and practicality in mind—ideal for relaxed meals or entertaining guests.*

*The cottage provides generous accommodation, including two well-proportioned bedrooms and bright and spacious living areas. Large windows frame the beautiful gardens, while natural light floods the interior, enhancing the sense of space and calm.*

*Outdoors, the cottage enjoys private gardens to the side and rear, set against a backdrop of open countryside. A gravelled driveway offers private parking for two cars, with gated access and a secure, well-tended environment.*

*Surrounded by mature trees and farmland, New Mills Cottage offers a truly stunning rural setting—ideal for those seeking a quiet yet well-connected lifestyle.*

## ACCOMMODATION

### GROUND FLOOR

- Reception hall
- Spacious Breakfast kitchen
- Open plan sitting room/dining room
- Snug / Study
- Cloakroom

### FIRST FLOOR

- Light and spacious landing/study area
- Principal bedroom
- Generous guest bedroom
- Jack and Jill bathroom

### EXTERIOR

- Private parking for two cars
- Enclosed lawned gardens
- Patio area

### TENANCY INFORMATION

- Available for immediate occupation
- Viewing: Strictly by prior appointment through Buchanan Mitchell
- Monthly Rental: £1,500 per calendar month
- Deposit: £1,500 (to be held in a deposit protection scheme)
- Please note that the property will be let unfurnished
- Tenancy Minimum Term 12 months
- Client Protection Money: RICS
- Buchanan Mitchell are members of the Property Redress Scheme



The dual-aspect sitting room and dining room offers a warm and welcoming environment for both relaxation and entertaining. This light-filled space features exposed timber beams, adding rustic charm and a sense of character to the freshly decorated interior. The sitting area is centred around a handsome fireplace with a wood-burning stove, creating a cosy focal point. A large window overlooks the front garden, allowing natural light to flood the space and providing pleasant views of the surrounding greenery. Flowing seamlessly into the dining area, this generous layout provides versatility for family living or hosting guests. The dining space enjoys its own set of windows with views over the rear gardens, enhancing the sense of openness and connection to the outdoors.



The newly installed breakfast kitchen at New Mills Cottage is both stylish and practical, offering a spacious and light-filled environment suited to modern country living. Finished in a soft neutral palette, it blends traditional touches—such as exposed timber ceiling beams—with clean, contemporary design. A large window allows plenty of natural light to fill the space and offers views over the rear garden. The kitchen is well-equipped with a range of integrated appliances, including a fridge/freezer, dishwasher, and a built-in electric oven with an induction hob and extractor hood. These are complemented by marble-effect work surfaces and plentiful cabinet storage, all designed to maintain a clean and uncluttered appearance. To one side of the room, there is ample space for a dining table and chairs. The soft wood-effect flooring and subtle spot lighting create a warm, inviting atmosphere that balances the charm of the original building with the ease of modern living.



New Mills Cottage is entered via a bright and inviting hallway, light walls and soft neutral carpet create a calming first impression. Practical coat hooks are positioned to the side, and understairs storage add functionality to this pleasant entrance space.

Leading directly from the hall is a characterful snug, an ideal space for a reading room, home office, or second sitting area. This versatile room features exposed ceiling beams. A large window frames garden views and brings in plenty of natural light, making the room feel peaceful and connected to its rural surroundings.

Built-in alcove shelving and cupboards offer useful storage and display space, while the layout easily accommodates a desk or armchairs. Whether used for quiet work, relaxation, or hobbies.



## FIRST FLOOR

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*The first-floor landing is a generously sized and naturally bright space, offering a pleasant transition between the bedrooms and bathroom. Dual windows allow plenty of daylight and provide views over the surrounding greenery, while the soft neutral carpet and light wall tones create a calm and airy atmosphere.*

*Exposed ceiling beams add a touch of character and charm, in keeping with the cottage's traditional features. Thanks to its size and natural light, this space also lends itself well to being used as a study area - ideal for home working, reading, or quiet reflection - without compromising the flow of the upstairs layout.*





The principal bedroom is a generously proportioned and quiet retreat, full of natural light and character. Large windows frame views across the front garden and surrounding countryside, creating a beautiful backdrop.

The room features exposed ceiling beams, adding charm and a rustic feel to the clean, neutral décor. There's ample space for a king-size bed, along with wardrobes, drawers, and other freestanding furniture, all while maintaining a generous, open feel.

A key feature of this bedroom is its access to the spacious Jack and Jill bathroom, shared with the second bedroom via separate entrances, offering both privacy and practicality.



*In addition to the principal bedroom, New Mills Cottage offers a spacious and comfortable guest bedroom, filled with natural light and full of character. Original exposed ceiling beams add warmth and texture to the otherwise calm and neutral interior. The room easily accommodates a king size bed with space for additional furnishings. It also benefits from built-in storage, providing practical solutions without compromising the generous floor space. Like the principal bedroom, it enjoys access to the Jack and Jill bathroom.*

*Serving both bedrooms, the bathroom is a generous and thoughtfully designed space, featuring dual access for flexible use. Bright and airy, the room includes a panelled bath with overhead shower and screen, a wash basin with vanity unit, and a WC, all finished in a classic white suite.*

*Wood-effect flooring adds warmth underfoot, while the large window brings in natural light. The exposed timber beam continues the cottage's rustic character, and there's ample floor space to add storage or a freestanding unit if desired.*

## GARDENS

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New Mills Cottage sits within a picturesque setting in the grounds of New Mills Farm and is accessed via a long country lane.

The established gardens wrap around the property, offering both privacy and a strong connection to the surrounding countryside. To the front of the cottage, vibrant planting beds filled with mature shrubs, seasonal flowers, and climbers create a welcoming entrance.

To the rear and side, a large lawned garden stretches out, enclosed by hedgerow and natural woodland, creating a tranquil outdoor space.

Dotted with mature trees and edged by wild borders, the garden provides plenty of room for relaxation - perfect for those looking to embrace rural living.

A gravelled driveway provides private parking for two vehicles. This area is fenced and finished for easy access while maintaining the property's rustic aesthetic.

Directly to the side of the cottage is a stone-paved patio, ideal for al fresco dining.

The entire outdoor setting is peaceful, and generous in scale. Surrounded by open farmland, woodland, and wildlife, the property offers a sense of calm and seclusion while remaining within easy reach of local amenities.





# LOCATION

New Mills Cottage offers a serene escape in rural North Yorkshire, perfectly situated between the charming villages of Sessay and Helperby. This unique location combines the peace of countryside living with easy access to historic towns, local amenities, and strong transport links.

## Sessay

The nearby village of Sessay is a traditional North Yorkshire village steeped in history and community spirit. Home to the 12th-century St. Cuthbert's Church, the village features classic English architecture and is surrounded by open farmland. It's ideal for those who appreciate a quiet setting and picturesque landscapes. Sessay also offers a Church of England Primary School and a local cricket club, enhancing the appeal for families.

## Helperby

To the west lies Helperby, a vibrant and well-serviced village that forms part of the civil parish of Brafferton and Helperby. Here, residents enjoy access to a butcher's shop, a doctor's surgery, two pubs, and the Millennium Village Hall, which hosts local events and community activities. The village is noted for its character buildings, including the elegant Helperby Hall, a Grade II listed manor house dating from the early 18th century.

## Thirsk

Just 6 miles north of New Mills Cottage, the market town of Thirsk offers a variety of shops, cafes, restaurants, and supermarkets. Thirsk is also home to a railway station with regular services to York, Leeds, and London, making it a practical base for commuters. The town is famously associated with the author James Herriot, adding a literary touch to its heritage.

## Easingwold

To the southeast, the Georgian market town of Easingwold features a welcoming town square, independent boutiques, traditional pubs, and a weekly market. It has a strong sense of community and a relaxed atmosphere, ideal for leisurely shopping or enjoying a coffee in one of its charming cafes.

## Boroughbridge

Located to the southwest, Boroughbridge is a historic riverside town known for its quaint high street, riverside

walks, and ancient Roman connections. The town offers a selection of independent shops, eateries, and access to the A1(M) for efficient travel throughout the region.

## Ripon

To the northwest lies the cathedral city of Ripon, renowned for its stunning Ripon Cathedral, vibrant market square, and cultural events. The city offers a perfect balance of small-city life with beautiful green spaces, historic architecture, and easy access to the Yorkshire Dales National Park.

## York

The historic city of York, around 22 miles to the southeast, provides a wealth of attractions, shopping, dining, and cultural experiences. Whether visiting the iconic York Minster, exploring medieval streets like The Shambles, or enjoying riverside walks, York delivers on both history and lifestyle. Its rail and road links make it a convenient city for day trips or commuting.

## Summary

New Mills Cottage is ideally placed to enjoy the best of North Yorkshire: the peace of rural village life, access to amenities, and proximity to some of the region's most desirable towns and cities. Whether you're looking for a quiet retreat or a well-connected countryside home, this location offers a truly exceptional lifestyle opportunity.

## Road Networks and Accessibility

Despite its peaceful rural setting, Sessay is well-connected to North Yorkshire's main road networks, making it an excellent base for commuters and those seeking countryside living with access to regional centres.

A19 – Just a short drive east of Sessay, the A19 provides a direct route north to Thirsk, Teesside, and Middlesbrough, and south to York. It's a fast and efficient route for daily commuting or longer journeys.

A1(M) – Roughly 15 minutes away via nearby villages such as Raskelf or Helperby, the A1(M) is one of the UK's major motorways, connecting the area to Leeds, Harrogate, Newcastle, and beyond. This makes Sessay an ideal location for accessing major employment hubs while returning home to the quiet of the countryside.

Local Roads - Sessay is accessed via quiet country roads,

including the B1448, which runs nearby and connects smaller villages to Thirsk and other towns. These roads are well maintained and scenic, ideal for cycling or leisurely drives.

## Rail Connections

The closest railway station to Sessay is Thirsk Station, situated approximately 6 miles to the north. This station lies on the East Coast Main Line, providing efficient rail services to various destinations:  
en.wikipedia.org+1en.wikipedia.org+1  
Southbound Services: Regular trains to York, Leeds, and London King's Cross, facilitating straightforward commutes and travel to the capital.  
Northbound Services: Connections to Northallerton, Middlesbrough, and Sunderland, catering to both local and regional travel needs.

## Airports

Leeds Bradford Airport is approximately 45 minutes by car, offering domestic and international flights. Teesside International Airport is also within an hour's reach.



**Services:** Mains electricity, water and private drainage. Oil fired central heating.

**Energy Performance Certificate:** Rating D. Full copy of the energy performance certificate is available upon request.

**Mileages:** Sessay 2 miles, Helperby 3 miles, Thirsk 6 miles, Easingwold 9 miles, Ripon 12 miles, Harrogate 17 miles, York 23 miles (All mileages are approximate)



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