BLACKSMITHS COTTAGE

Rectory Lane, Nunnington, North Yorkshire YO62 5UU

GSC GRAYS

PROPERTY • ESTATES • LAND

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A 3 bedroom cottage in the picturesque rural village of Nunnington on the edge of the Howardian Hills National Landscape, within easy reach of the market towns of Helmsley, Malton, Pickering, and Thirsk. The property offers peaceful enjoyment as well as opportunity to commute and explore the wider
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The accommodation briefly comprises of: living room, kitchen, utility room, three bedrooms and a house bathroom. The property also benefits from off street parking

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5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL

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GSCGRAYS.CO.UK

Situation and Ameniities

Nunnington benefits from a village hall, parish church, and coffee shop. Excellent transport links are provided via the A64 and A1(M), mainline rail services to London at Malton and York, and international airports at Teesside and Leeds Bradford.
The surrounding countryside provides excellent walking and cycling opportunities, with the North York Moors and renowned attractions including the National Trust's Nunnington Hall and Castle Howard close by. The locality is also well served by highly regarded state and independent schools, including Ampleforth College.
Helmsley 6.5 miles, York 20 miles, A1(M) 26 miles. Please note all distances are approximate.

Description

A three-bedroom property in an attractive rural setting, comprising of an entrance area leading to a spacious living room with a log burner, a fitted kitchen, and separate utility room. To the first floor, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from off-street parking to the rear.

To Let Unfurnished.

Terms and Conditions

The property shall be let unfurnished by way of an Assured Periodic Tenancy at a rental figure of £1,400 per calendar month, payable in advance by standing order. In addition, a deposit of £1,615 shall also be payable prior to occupation.

Holding Desposit

Before your application can be fully considered, you need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period, you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable requests made by our firm, and if it turns out you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the landlord decides not to offer you a tenancy for any reasons unconnected with the above then your deposit will be refunded within 7 days.

Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for why your holiday deposit has not been re-paid within 7 days.

References

The Landlords Agent will take up reference through a referencing Agency. The obtaining of such references is not a guarantee of acceptance.

Insurance

Tenants are responsible for the insuring of their own contents.

Smoking & Pets

Smoking is prohibited inside the property.

Requests for pets will be reasonably considered.

Services and Other Information

The property benefits from mains electricity , water, and drainage and is served by oil fired central heating. The rent is exclusive of utilities and services.

Local Authority & Council Tax Band

North Yorkshire Council. Council Tax Band C.

Viewings

Strictly by appointment only via the agents GSC Grays.

Particulars and Photographs

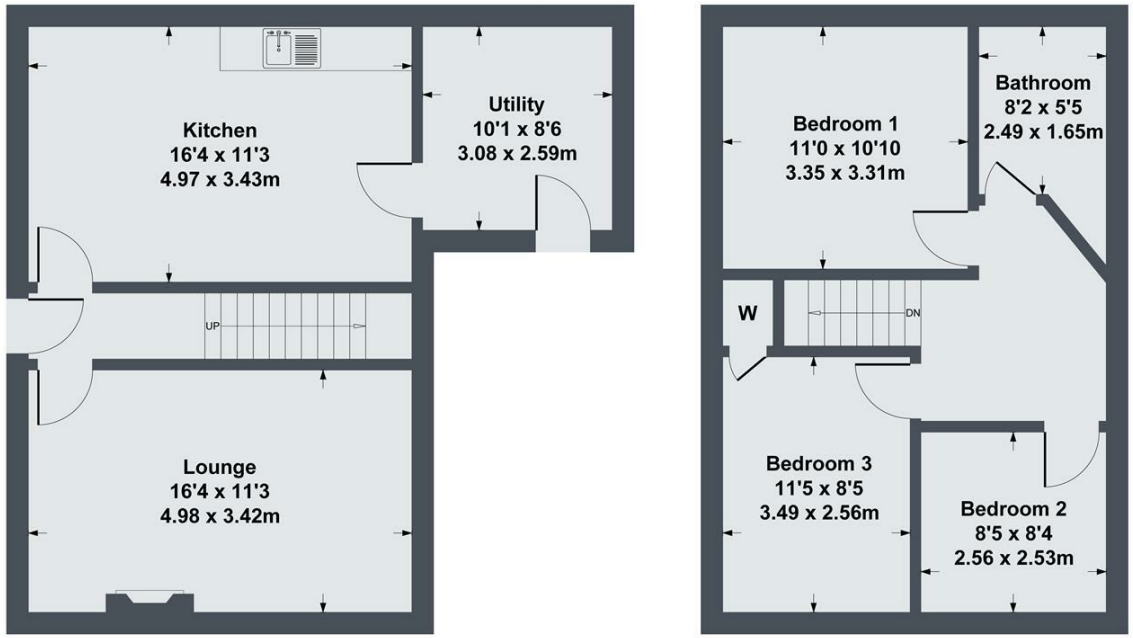
Particulars written September 2026. Photographs taken August 2026.

Disclaimer

GSCGrays gives notice that:
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All description, including photographs, dimensions and other details are given in good faith, but no warranty is provided. Statements made should not be relied upon as fact and anyone interested must satisfy themselves as to their own accuracy by inspection or otherwise.

Blacksmiths Cottage

Approximate Gross Internal Area
980 sq ft - 91 sq m

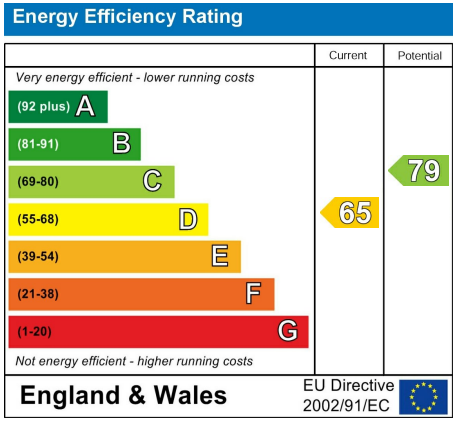


GROUND FLOOR **FIRST FLOOR**

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. 2026



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3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.