

Peter illingworth ESTATE AGENTS

The Old Chapel, Rudland
Nr Fadmoor, YO62 7JJ
Price Guide £450,000

www.peterillingworth.co.uk
Tenure: Freehold
EPC Band E, Property Tax: Deleted

Occupying a truly outstanding rural position amidst the breathtaking scenery of the **North York Moors National Park**, The Old Chapel is a charming and characterful former Methodist Chapel dating from 1874, sympathetically converted to create a unique detached three-bedroom home. Constructed of attractive dressed stone under a traditional roof, this delightful property combines period charm with modern comfort and is situated in a beautiful position within 200 yards of open moorland.

Currently operated as a holiday cottage, the property would equally suit those seeking a distinctive permanent residence or peaceful country retreat. Accommodation includes a spacious sitting room and dining area, kitchen/breakfast room, three bedrooms comprising principal bedroom with en-suite shower room, twin bedroom, family bathroom, and thirdly, a mezzanine /studio area/ bedroom. South facing gardens, patio, useful outbuilding, garden shed and private parking.

The surrounding countryside offers some of Yorkshire's finest walking, cycling and outdoor pursuits, while nearby Kirkbymoorside, Helmsley and Pickering provide an excellent range of everyday amenities, independent shops, restaurants and schools. Further afield, the historic City of York, the Yorkshire Coast at Scarborough and Whitby, and the stunning moorland villages of the National Park are all readily accessible, making this an exceptional location from which to enjoy the very best of rural Yorkshire living.







Ground Floor

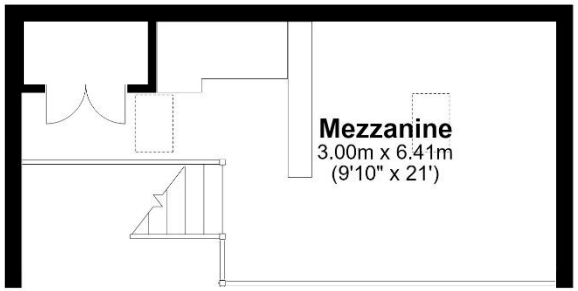
Approx. 91.8 sq. metres (988.4 sq. feet)





First Floor

Approx. 14.3 sq. metres (154.3 sq. feet)





Total area: approx. 106.2 sq. metres (1142.7 sq. feet)

The Old Chapel, Rudland

For information purposes, not to scale

















Tenure: We understand the property to be freehold and vacant possession will be given on completion.

Services: Mains water and electricity are laid on. Private sewage treatment centre. Oil fired central heating and LPG gas.

EPC: Band E

Council Tax: Deleted

Rateable Value: £2,600

Broadband:
The current owner is using Voneus.

Mobile Coverage:
EE, Vodafone, Three and O2

Satellite/Fibre TV availability : BT and Sky

Flood Risk: Very low

What3Words: ///streamers.cobras.zips

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Viewing:
Strictly by appointment through the Agents
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