

HEWETSON & JOHNSON

A characterful home with three holiday cottages, in approximately 9 acres

The Cottage, Cawton Road, Gilling East YO62 4JG


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Tel: 01439 788631
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This is an exceptional opportunity offering a charming home, cottages, land and generous gardens. Gilling is a super village surrounded by rolling countryside. I have shared many happy times with the owner here over the years.

Ben Pridden

- Entrance hall
- Living room
- Kitchen, utility and pantry
- 3 holiday cottages with games room and laundry
- Paddocks, barn and stables
- Drawing room
- Dining room
- 5 bedrooms, shower room and family bathroom
- Gardens
- In all approx. 9 acres

Location

Gilling is a prime village in the Howardian Hills just 19 miles north of York. The surrounding countryside is designated as a National Landscape and The North York Moors National Park is a few miles to the north. There is a good pub with rooms, a golf course and plenty of footpaths to enjoy the fabulous surroundings. Helmsley (5.5 miles) has excellent shopping, an arts centre and places to eat. Thirsk and York both have rail stations with direct services to London and across the country. Many of the trains from York to Kings Cross take under 2 hours.

There are primary schools in Ampleforth, Crayke and Husthwaite, and Gilling East is in the catchment area for Ryedale School (secondary) which has an "Outstanding" OFSTED rating (October 2023). Ampleforth College is about 4 miles away and Terrington Hall prep school is approximately 6 miles distant.

The House and Garden

The Cottage is a charming family home with flexible accommodation, including generous reception rooms ideal for entertaining and up to 5 bedrooms, set in about 9 acres (shaded blue in the land plan). The drawing room is of particular note and benefits from a bow widow over the garden and a log burner, opposite is a great living room with a fire place. The dining room has wood panelling and is adjacent to the airy kitchen breakfast room.

The house is accessed through a gateway onto a large parking area where there is a single garage. The house's garden is open to the south and west and has well stocked borders and a paved area for dining al fresco. Beyond the holiday cottages is a tennis court.

Holiday Cotages

There are currently three holiday cottages, two with two bedrooms and a one bedroom. Over the years these have provided useful income. In addition there is a large games room, stores and a laundry. The current owner added to an existing cottage, converting the rest from a barn in 2013. The holiday accommodation is accessed separately from the house and they have their own garden away from the main house by the tennis court.

Stables and Grazing

The owner added the stables which provide a tack room, open store, 3 stables and shelter. There is also a modern barn for additional storage. The two paddocks measure about 7 acres. There is a further paddock across the lane from the house that may be available by separate negotiation (shaded red on the land plan).

Services

Mains drainage, water and electricity. Biomass hot water and central heating. Internet- superfast available (Ofcom) Mobile reception- "good outdoor" (Ofcom)

Council Tax

Band G payable to North Yorkshire Council.









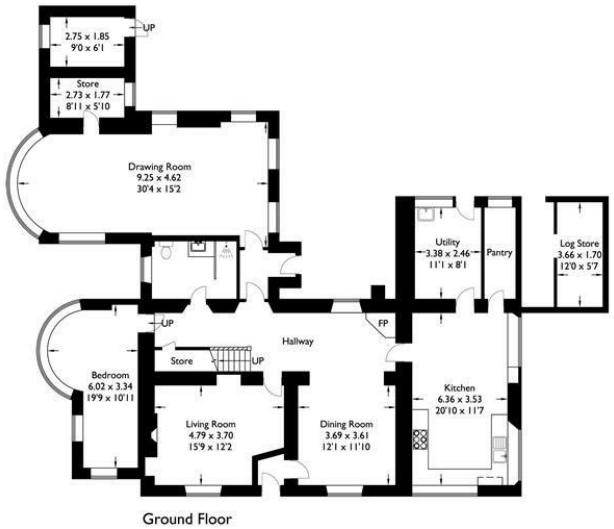




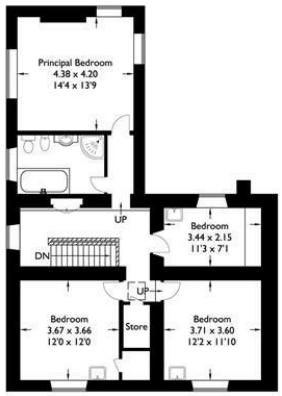


The Cottage

Approximate Gross Internal Area : 274.50 sq m / 2954.69 sq ft
Approximate Gross Cottages Area : 323.81 sq m / 3485.46 sq ft
Total : 598.31 sq m / 6440.15 sq ft



Ground Floor



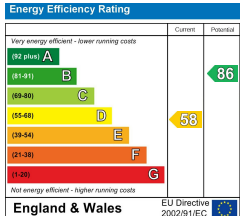
First Floor



Cottage Ground Floor

Cottage First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

The Granary, Ness Hall, East Ness, York, North Yorkshire, YO62 5XD
T: 01347 868308 E: sales@hewetsonandjohnson.co.uk W: hewetsonandjohnson.co.uk