

GALES COTTAGE

Gillamoor, North Yorkshire



GALES COTTAGE

Cottage of contemporary design with outbuildings, standing in nearly an acre and bordering open countryside

*Kirkbymoorside 3 miles • Helmsley 8 miles • Pickering 9 miles
York 28 miles*

Entrance and staircase hall • cloakroom/wc • sitting room
• kitchen/dining room • pantry • utility room • principal
bedroom suite with bathroom and walk-in dressing
cupboard • 2 further bedrooms • house bathroom

Garden/family room

2 garages • American Barn housing 2 loose boxes

Gardens • pony paddock

In all 0.92 acres

For Sale Freehold

Blenkin
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ESTABLISHED 1992

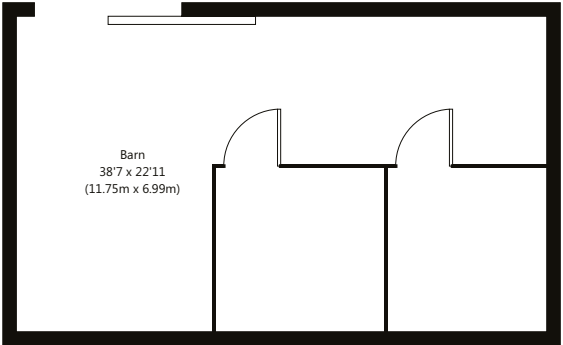
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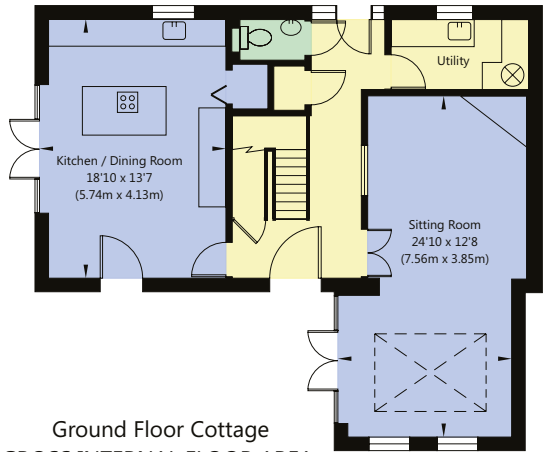
Gales Cottage, Kirkby Lane, Gillamoor, North Yorkshire YO62 7HT

Approximate Gross Internal Floor Area
Gales Cottage 1471 SQ FT / 136.65 SQ M
Outbuildings 1528 SQ FT / 141.95 SQ M

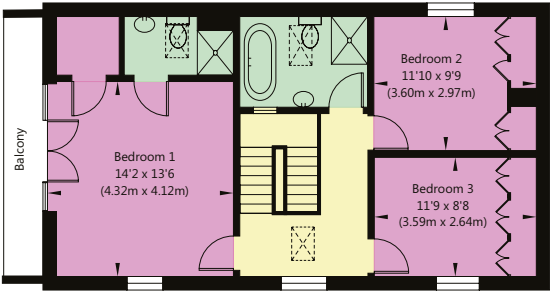
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



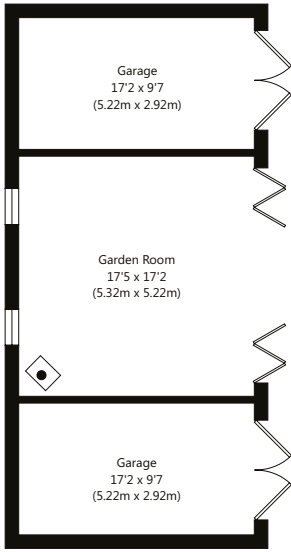
American Barn
GROSS INTERNAL FLOOR AREA
APPROX. 884 SQ FT / 82.13 SQ M



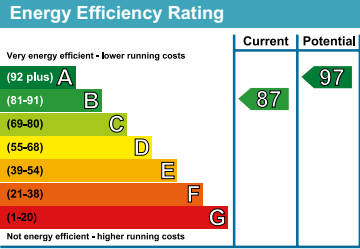
Ground Floor Cottage
GROSS INTERNAL FLOOR AREA
APPROX. 806 SQ FT / 74.86 SQ M



First Floor Cottage
GROSS INTERNAL FLOOR AREA
APPROX. 665 SQ FT / 61.79 SQ M



Garage Building
GROSS INTERNAL FLOOR AREA
APPROX. 644 SQ FT / 59.82 SQ M



City

Country

Coast

Constructed in 2017 of stone and pantile, Gales Cottage features a striking oak-clad gable end with picture windows and a first-floor bedroom balcony positioned to take in the views. The accommodation is bathed in light and well connected to the garden, with glazed doors opening from the principal rooms onto the terraces.

The property comes with generous parking in front of a detached oak-framed outbuilding, which incorporates two garages either side of a versatile entertaining room. Beyond the garden, a large American Barn and pony paddock adjoin open countryside.

- Modern bespoke house, attached at one side
- High-quality fittings and finishes
- Approximately 1772 sq ft of living space
- Energy efficient - EPC rating of B
- Garden/family room with wood-burning stove and pizza oven
- Detached oak-framed outbuilding with 2 garages
- American Barn with 2 loose boxes
- Uninterrupted views across open countryside
- Village with primary school, pub and parish church



Tenure: Freehold

EPC Rating: B

Council Tax Band: D

Services & Systems: Mains electricity and water. Oil-fired central heating. Private drainage (shared).

Fixtures & Fittings: All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Local Authority:

North Yorkshire Council
www.northyorks.gov.uk

Money Laundering

Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





Gales Cottage was individually designed and built in 2017, with energy efficiency incorporated into its construction and services. Underfloor heating runs beneath large porcelain tiles throughout the ground floor.

The kitchen/dining room is centred around a well-designed kitchen with quartz work surfaces, a Butler sink, integrated appliances and a central island with breakfast bar. A corner log-burning stove provides a focal point. Glazed doors bring in light from the south, while French doors open west onto the paved terrace. A useful walk-in pantry is accessed through bi-fold doors.

Across the staircase hall, the sitting room extends to nearly 25 ft and has a large lantern window, south-facing windows and French doors with sidelights opening onto the terrace.

On the first floor, the principal bedroom has a double-height ceiling, full-height glazing and a walk-in dressing room. Doors fitted with boarded shutters open onto a balcony with glass balustrade, overlooking the garden and paddock towards the countryside extending beyond. The adjoining en suite shower room has a walk-in shower and heated towel rail.

Two further double bedrooms have bespoke fitted wardrobes and share the house bathroom, which has a four-piece suite including a freestanding bath.



Outside

Gales Cottage is set back from the village road. A generous tarmacadam drive provides ample parking and turning space in front of the detached oak-framed outbuilding. With a pantile roof and timber doors, the building comprises two single garages positioned either side of a central room. Ground reinforcement mesh has been laid beneath the adjoining lawn and further parking is available at the rear of the garages.

The room is currently arranged as an inviting family and entertaining space, with a corner wood-burning stove and pizza oven. Double-glazed bi-fold doors open onto the garden. The room could readily be converted back to a second garage or used as a substantial workshop.

The garden wraps around three sides of the house, with paved terraces to the south and west providing different aspects and views across the garden and open countryside.

The lawned garden is bounded by post and rail fencing and includes a young orchard planted with a variety of fruit trees. At the far corner is a detached timber American Barn with two loose boxes. The building has a water supply. The adjoining pony paddock is accessed through a five-bar gate, has a field shelter, its own water supply and is enclosed by post and rail fencing.



Environs

Gales Cottage lies just outside the North York Moors National Park, within walking distance of Gillamoor, a rural village close to the southern boundary of the National Park. The village has a primary school, parish church and a 17th-century pub.

The surrounding countryside provides access to local walks and bridleways and a network of footpaths leads across the moors and between neighbouring villages. Kirkbymoorside, a market town with a range of shops and services, is close by, with Helmsley and Pickering also readily accessible to the west and east respectively.

Ryedale School (Ofsted 'Outstanding') is approximately ten minutes' drive away, while Ampleforth College is around 13 miles to the south.

Directions

Heading into the village from the south, the drive to the property is on the left hand side, just outside the village boundary stone.

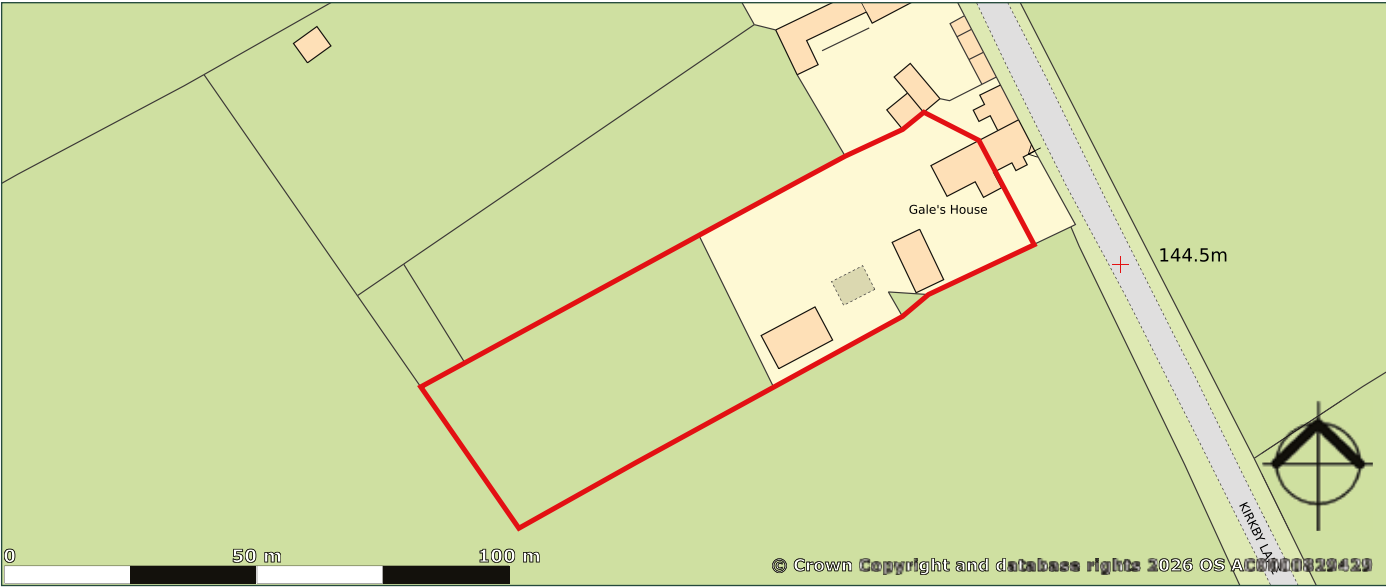
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Viewing

Strictly by appointment.



ESTABLISHED 1992



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