

HELWITH COTTAGE

Marske, Richmond, North Yorkshire DL11 7EG

GSC GRAYS

PROPERTY • ESTATES • LAND

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This delightful cottage is situated in the small and remote hamlet of Helwith in the North Yorkshire Dales on the historic Barningham and Holgate Estate. Helwith Cottage is a detached property with panaramic views over the Dales and is surrounded by heather moorland, grazing sheep and a vast array of wildlife. Helwith Manor Farm is located below the Cottage.

The cottage cottage comprises of living room, open plan kitchen dining room, dowstairs w.c, two good sized double bedrooms, one with en-suite shower room and a family bathroom close to bedroom two. Externally there is a gravelled driveway with plently of parking space, patio area to the side of the property.





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Location and Amemeties

Marske Village is 5 miles away, being the nearest village with Richmond Historic Market Town being a further 5 miles from Marske. Barnard Castle Historic Market Town is 12 miles away both with excellent ameneties with a variety of shops, cafes, public houses and schools. All mileage is approximate. The cottage is located on Marske Beck, close to the River Swale. A short drive away is Barningham a picturesque village between Richmond and Barnard Castle. Barningham named the 'Best Small Village' in 2010 by Durham Rural Community Council, Barningham has a wonderful village pub, a village green, village shop and village hall and is situated on the edge of the moors stretching westwards towards Cumbria, making this a good base for walking the local dales and hills.

The A66 and A1(M) Scotch Corner is also within easy driving distance.

Description

The cottage offers either furnished or unfurnished accommodation and comprises of entrance hall, living room with wood burning stove, alcove cupboards and wooden floors with underfloor heating and door to the open plan kitchen dining room, with a range of fitted cream wall and floor untits with wooden worksurfaces incorporating white ceramic sink with mixer tap, electric oven and hob, with wooden floors and rear access door. There is an inner hallway with understairs cupboards, a further storage cupboard and downstairs w.c. with handbasin.

To the first floor there a split level landing amd two good sized double bedrooms, bedroom one has an en-suite shower room with walk-in shower, hand basin and w.c. Bedroom two has the family bathroom next door comprising of bath, handbasin and w.c.

Externally, there is a gated gravelled driveway providing ample parking spaces, a raised front patio and a side gravelled area all with panaramic views of the North Yorkshire Dales.

Terms and Condtions

The property is offered as a periodic tenancy only, at a rental figure of £1100 per calendar month, payable in advance by standing order. In addition, a deposit of £1269 shall also be payable prior to occupation.

Holding Deposit

Before your application can be fully considered, you will 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 request made by our firm, and if it turns out that 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 reasons unconnected with the above then your deposit will be refunded within 7 days.

References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Insurance

Tenants are responsible for insuring their own contents.

Smoking and Pets

Smoking is prohibited inside the property.
Requests for pets will be reasonably considered.

Local Authority and Council Tax

The council is North Yorkshire Council.
For Council Tax purposes the property is exempt at this stage.

Services and Other Information

The property is served by oil fired central heating with drainage to a septic tank, water is by a natural spring, with mains electricity.

Viewings

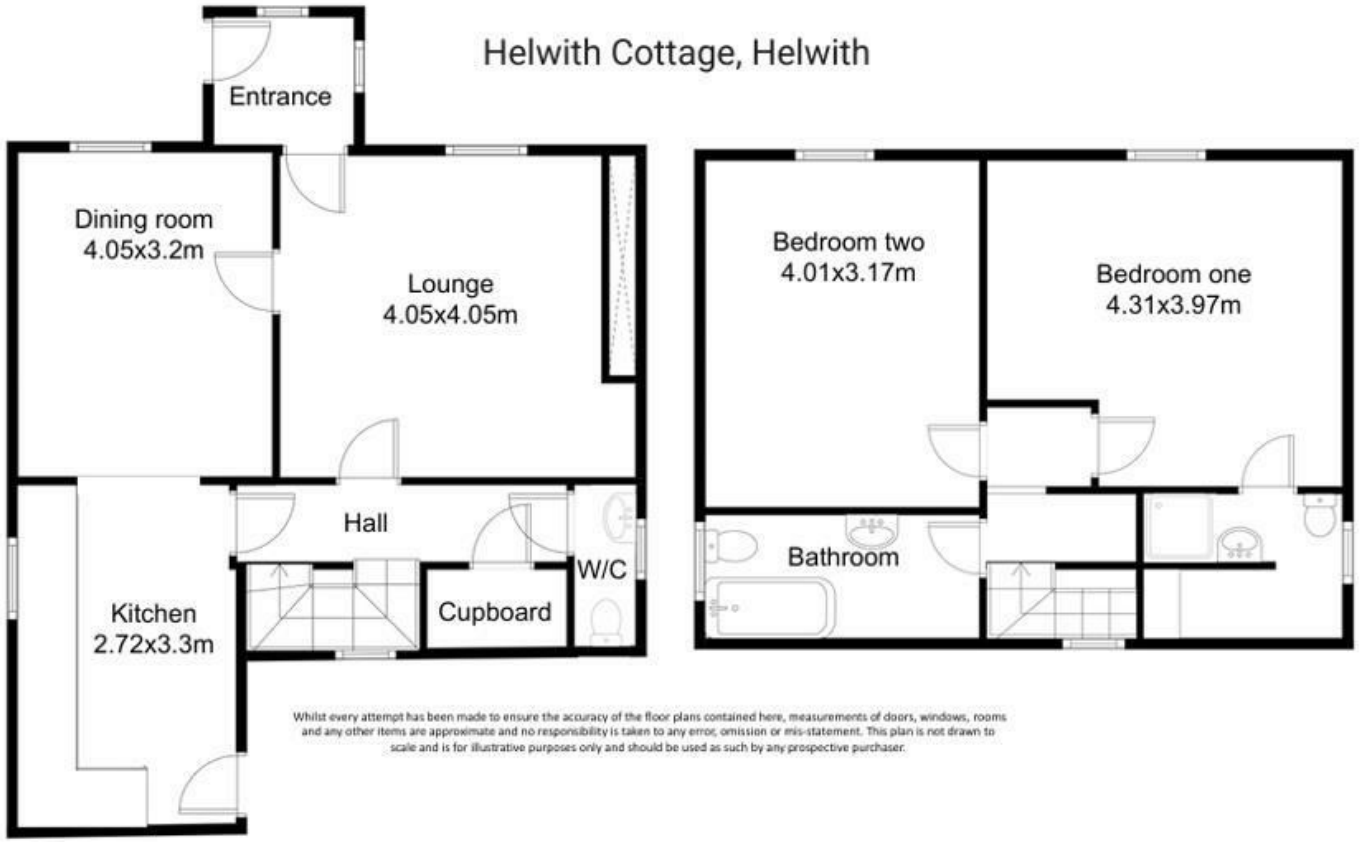
Strictly by appointment only via the Agents GSC Grays. Tel: 01748 897629.

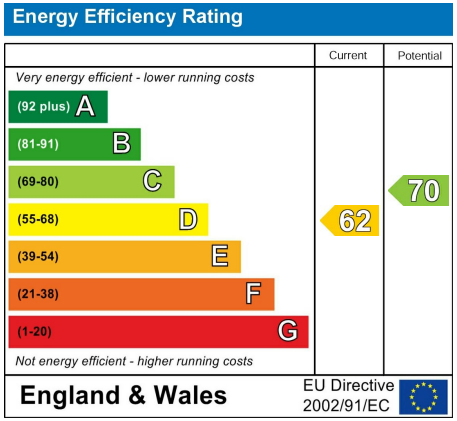
Particulars and Photographs

Particulars written October 2026
Photographs taken October 2026











Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the lessors 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.