

PROSPECT HOUSE & MASON'S COTTAGE

Main Street, Ampleforth YO62 4DX



PROSPECT HOUSE & MASON'S COTTAGE

Detached period house and cottage enjoying a superb setting within the village

Helmsley 5 miles • Easingwold 8 miles

Thirsk 12 miles • York 19 miles

House: 2 reception rooms • kitchen/dining room • utility room • pantry • cloakroom/wc • principal bedroom with en suite bathroom • 4 further bedrooms • 2 further bathrooms (1 en suite) • courtyard garden • lawned garden

Cottage: reception room • kitchen • bedroom • bathroom • timber shed • courtyard garden • gravelled parking area

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

Priestley House, 36 Bootham

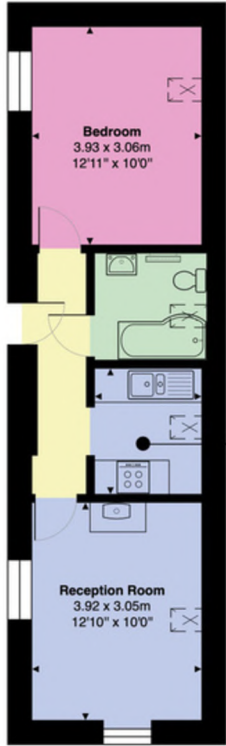
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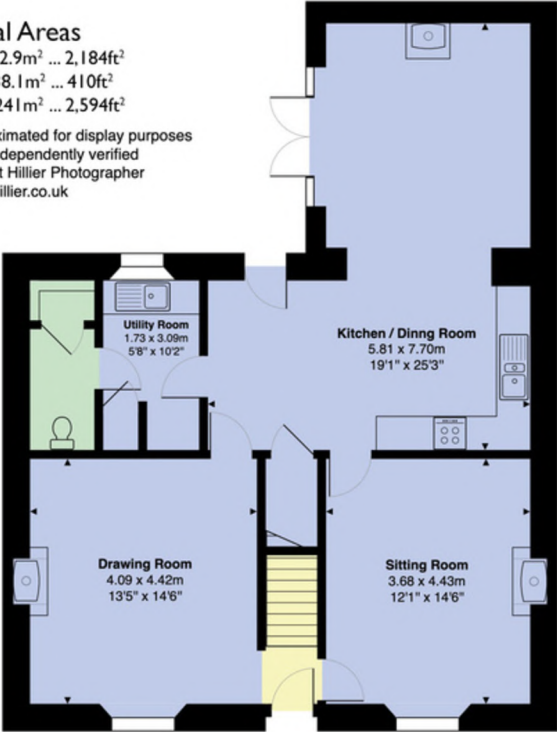
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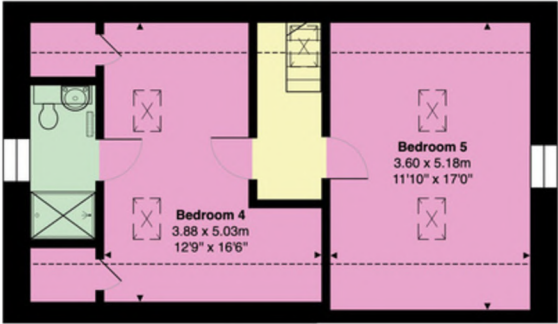


Mason's Cottage
Gross Internal Area: 38.1 m² ... 410 ft²

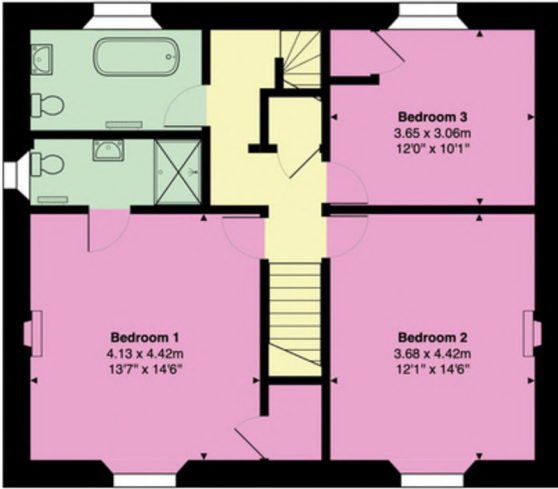
Gross Internal Areas
Main House: 202.9m² ... 2,184ft²
Cottage: 38.1m² ... 410ft²
Total: 241m² ... 2,594ft²
All measurements are approximated for display purposes only and should be independently verified
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www.matthillier.co.uk



Ground Floor
Gross Internal Area: 86.2 m² ... 928 ft²



Second Floor
Gross Internal Area: 45.8 m² ... 493 ft²



First Floor
Gross Internal Area: 70.9 m² ... 763 ft²

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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92+	A		99 A
81-91	B		
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Prospect House and Mason's Cottage are built of stone and together form a superbly versatile property in the heart of Ampleforth facing south towards the Ampleforth Valley. The double-fronted family house is elevated with wonderful views from the first floor. The cottage is single-storey and quite separate, lying perpendicular to the main house but still high above the village street behind a grassy bank. As a package they offer options for multi-generational living, guest accommodation or generating income. Both house and cottage have been beautifully renovated and updated in recent years, and are available for sale without an onward chain.

- Detached Victorian house and cottage in the heart of Ampleforth
- Both properties beautifully renovated and fully up to date
- Bespoke timber windows throughout, all double glazed
- House has accommodation of 2184 sq ft arranged over 3 floors
- Outstanding views from the first floor
- 1-bedroom cottage offers scope for rental/holiday let/guest accommodation
- On the southern boundary of the North York Moors National Park
- 10 minutes' drive from Helmsley
- No onward chain



Tenure: Freehold

EPC Rating: House - E, Cottage - C

Services & Systems: All mains services. Oil central heating.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

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.





Prospect House is a handsome house dressed with stone quoins, a stone portico and a slate roof. It has been fitted throughout with double glazed, timber sash windows. Inside the property has been fully modernised and the living accommodation extended and opened up to provide an ideal layout for contemporary living. The family friendly L-shaped kitchen/ dining room has recessed downlights and features a wood-burning stove and full-height French doors that open west onto the courtyard. Along with a range of fitted kitchen cabinets there are integrated appliances and a Bosch induction hob. Alongside is a utility room, wonderful pantry, and a wc. The sitting room and drawing rooms flank the staircase hall

and are both elegantly proportioned rooms with wood-burning stoves. Under the stairs is a deep cloaks cupboard. There are three double bedrooms and two bathrooms on the first floor, both with heated towel rails; the en suite bathroom has Burlington fittings with a shower, and the house bathroom has a freestanding roll-top bath. Far-reaching views across the rooftops and valley can be enjoyed from the front rooms, and the rear bedroom has a useful walk-in cupboard. On the second floor the versatile space would make an appealing teenage suite; there is a double bedroom illuminated by an east-facing window and Velux windows; alongside is a further bedroom/sitting room, also with Velux windows, and an en suite bathroom.





Mason's Cottage, as the name suggests, is a former stonemason's cottage, formerly owned by a family of stonemasons who worked on the local churches, houses and schools including Ampleforth Abbey. Beautifully renovated, this self-contained cottage is bijou and stylish with a west facing orientation and high ceilings that rise into the roof space. The living room is double aspect with an additional Velux window and features a wood burning stove. The galley kitchen is beautifully fitted with contemporary units and integrated appliances, there is a double bedroom and a bathroom that includes a bath with shower over and a heated towel rail.

Outside

An enclosed path meets a wrought iron garden gate and ascends to Prospect House, continuing past the lovely sunny facing lawned garden. This garden is private and bounded by a well-established hedge, shrubs and trees including a Rowan. A paved sun-filled terrace abuts the front elevation, lined with a flower bed. At the rear is a paved and leafy courtyard garden, part walled and providing an ideal space for al fresco dining.

In front of Mason's Cottage is a gravelled area providing parking for up to two cars. Through a garden gate is a small sunny courtyard garden.



Environs

Ampleforth is a large village with a long history. Today it enjoys a busy community life and is well served with amenities that include a primary school, churches and a bus service as well as a village store/post office, GP practice, two pubs and a café. It is home to the eponymous co-educational public school and is surrounded by beautiful and well-wooded countryside with public footpaths. The market town of Helmsley is close by and the North York Moors National Park sits alongside. Within half an hour is Thirsk railway station with its mainline East Coast/TransPennine service and the City of York lies some forty minutes' drive to the south.

Directions

Heading west, the property can be found on the right hand side just beyond and opposite 'Hearts of Ampleforth' café.

What3words: Cottage ///according.glory.gears, House
///recently.footpath.crumble

Viewing

Strictly by appointment.



Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, particular and showreel:** September 2024 & March 2025

