

THE RETREAT, 6 CHAPEL STREET NAWTON



A classic double fronted country cottage with a good range of modern and well-presented accommodation and lovely gardens, quietly located within Nawton village.

748 square feet of accommodation comprising:

Entrance Hall – Sitting Room – Garden Room - Breakfast Kitchen – Utility Area

Two double Bedrooms – House Bathroom

Pretty, cottage gardens to the rear and side - Outbuildings – Private off-street parking

NO ONWARD CHAIN

OFFERS IN EXCESS OF £349,000

A classic double fronted stone cottage set within an attractive row of character properties in the heart of this popular village, just a few miles from the popular market town of Helmsley. The Retreat forms the southernmost property on the terrace which allows for a good level of private parking and a pretty, south facing garden. The accommodation has had some recent improvements including a smart, refitted kitchen with a range of high-quality integrated appliances and updates to the garden room, making it a space which can be used year-round.

In all the cottage provides almost 750 square feet of accommodation. In brief: breakfast kitchen with quartz topped units, a separate utility area, sitting room with open fire and a bright and airy garden room off to the rear. Upstairs are two good sized double bedrooms and the house bathroom which is fitted with a modern white suite.

The driveway comes in on the southern gable end and opens into a gravelled area of parking. The lawned garden lies to the side and is a pretty, well stocked cottage garden with a well-established shrub and flower borders. To the rear of the property lies a range of useful traditional outbuildings including a workshop/garage, two with electric power.



Nawton is a thriving village lying on the A170 Thirsk to Scarborough Road and is approximately three miles from the sought after Market town of Helmsley. The village is particularly well-served with amenities, such as a pub, primary school, well regarded secondary school, Indian restaurant and recreation ground and the village is on a good bus route. The Retreat is located on Chapel Street which lies just off the A170 on the northern side of the village

ACCOMMODATION COMPRISES

ENTRANCE HALL

Composite front door. Quarry tiled floor. Stairs leading up to the first floor. Electric meters.

BREAKFAST KITCHEN

4.35 m(14'3") x 2.40 m(7'10")

Recently refitted high quality kitchen, with quartz topped units and fitted base and wall units. Inset sink unit with mixer tap. Neff induction hob with AEG extractor overhead. Bosch oven and AEG microwave. Windows to the front and back with plantation shutters. Recessed ceiling lighted. Coving. Recessed lights. Vertical radiator. Understairs fitted storage. Under cupboard and foot lighting.



UTILITY ROOM

2.00 m(6'7") x 1.20 m(3'11")

Casement window to the side. Door to the rear. Automatic washing machine point. Gas fired central heating boiler. Exposed stone wall. Fitted work surface.

SITTING ROOM

4.36 m(14'4") x 3.32 m(10'11")

Casement window to the front. Open fire with a stone fireplace. Panelled ceiling. Picture rail. Four wall light points. Open to the Garden Room. Radiator.



GARDEN ROOM

3.25 m(10'8") x 3.00 m(9'10")

French windows to the rear garden. Solid wood flooring. Part exposed stone walls. Wall light point. Radiator.



FIRST FLOOR

Casement window to the rear. Loft hatch. Thermostat. Radiator.

BEDROOM ONE

2.75 m(9'0") x 2.75 m(9'0")

Casement window to the front. Television point. Fitted wardrobe with hanging rail. Panelled ceiling. Radiator.



BEDROOM TWO

4.40 m(14'5") x 2.70 m(8'10")

Casement window to the front and rear. Fitted wardrobe. Television point. Panelled ceiling. Two radiators.



BATHROOM

2.28 m(7'6") x 1.42 m(4'8")

Fully tiled walk-in shower cubicle. Wash hand basin set into a vanity unit. Low flush WC. Chrome heated ladder towel rail. Tiled walls and floor. Extractor fan. Window to the rear.

OUTSIDE

GARDEN

The Retreat has a pretty cottage style garden lying to the side of the property, with a south facing aspect. The garden is lawned, with well stocked herbaceous borders, an ornamental wildlife pond and is sheltered by a number of mature trees and bounded by stone walls to part. Parking runs along the gable edge of the property, with the gravelled area to the immediate rear providing space for parking.

WORKSHOP/GARAGE

4.90 m(16'1") x 1.70 m(5'7")

Concrete floor. Casement windows. Electric power and light. Concrete flooring. Double timber doors.

GARDEN STORE

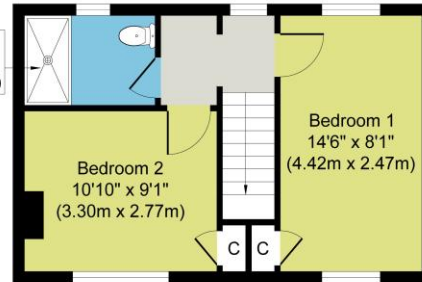
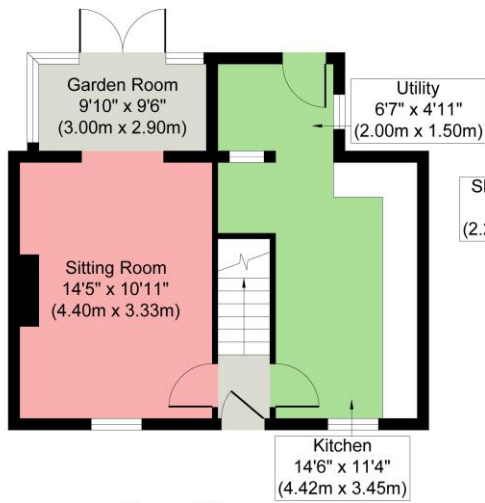
2.60 m(8'6") x 2.30 m(7'7")

Traditional construction.

LOG STORE

1.50 m(4'11") x 0.87 m(2'10")

Traditional construction



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL INFORMATION

Services: Mains water, gas, electricity and drainage. **Council Tax:** Band D (Ryedale District Council).
Tenure: Freehold with vacant possession upon completion. **Post Code:** YO62 7RE **EPC:** Current TBC

The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. Measurements are approximate and are intended for guidance only. These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person within the firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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