

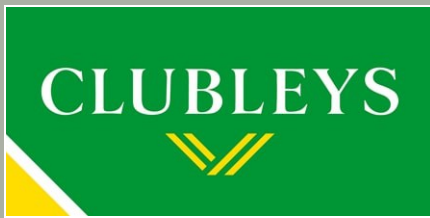
# 1, Millstone Cottages, Gate Helmsley, YO41 1NF Chain Free £200,000



Viewing is essential to fully appreciate the character and charm of this delightful two-bedroom Grade II listed cottage, which boasts a wealth of original features and enjoys picturesque views across open countryside to both the front and rear. This unique home offers a wonderful opportunity to own a property rich in history while still providing comfortable living accommodation.

Internally, the property briefly comprises an inviting entrance porch leading into a cosy sitting room, perfect for relaxing or entertaining guests. The dining kitchen provides a practical and sociable space, ideal for everyday living. To the first floor, there are two well-proportioned bedrooms along with a bathroom. The cottage benefits from gas central heating, with a boiler newly installed in 2025, ensuring warmth and efficiency throughout the year. Externally, there are walled gardens to both the front and rear. The rear garden is accessed via timber gates, and it should be noted that the neighbours have a right of access across the garden to reach their own properties. The patio seating area could potentially be removed to create a convenient off-road parking space if required.

While the property would benefit from a degree of cosmetic updating, it presents an excellent opportunity for buyers to put their own stamp on a charming home.



Tenure: Freehold  
Ryedale Council  
BAND: C

#### ENTRANCE PORCH

Having a wooden front entrance door, window to the side elevation and tiled flooring.

#### SITTING ROOM

4.24 x 3.81 (13'10" x 12'5")

Having a bay window to the front elevation with window seat, brick fireplace and hearth with electric fire, laminate flooring, stairs to first floor accommodation, television point, feature beams, fitted cupboard and a double radiator.

#### DINING KITCHEN

4.18 x 2.87 (13'8" x 9'4")

Having a window to the rear elevation, a window to the side elevation, stable style rear entrance door, tiled flooring, part tiled walls, feature beam ceiling, fitted cupboard housing gas fired central heating boiler and a radiator. Fitted with a range of wall and base units, working surfaces, stainless steel sink unit, electric cooker with four ring hob and extractor fan over.

#### LANDING

Access to loft space.

#### BEDROOM ONE

3.92 x 3.23 (12'10" x 10'7")

Having a window to the front elevation, feature beam ceiling, fitted cupboard and a double radiator.

#### BEDROOM TWO

2.88 x 2.07 (9'5" x 6'9")

Having a window to the rear elevation and a radiator.

#### BATHROOM

2.03 x 1.82 (6'7" x 5'11")

Having a window to the rear elevation, fully tiled walls, laminate flooring and a radiator. Three piece white suite comprising:- wash hand basin, bath with shower attachment and low level WC.

#### OUTSIDE

##### FRONT GARDEN

Walled front garden with flower beds.

##### REAR GARDEN

Shared access. Raised patio and gravelled seating area and outside store.

#### ADDITIONAL INFORMATION

Under The Estate Agents Act 1979, we are obliged to point out that the property is being sold by an employee of Clubleys.

#### APPLIANCES

None of the gas or electrical appliances have been tested by the Agent.

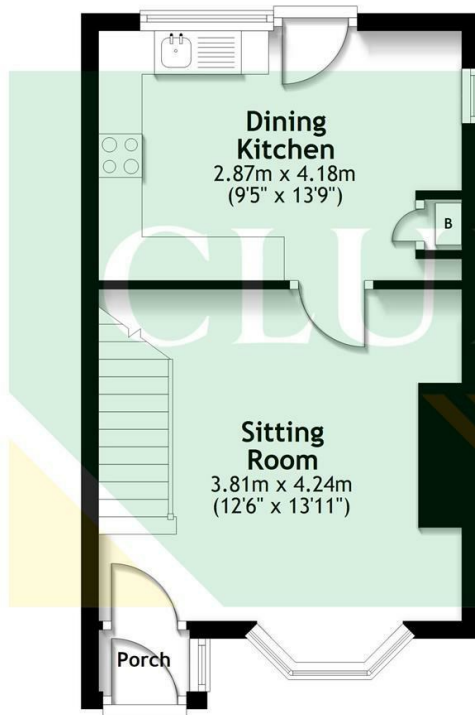
#### SERVICES

Mains Gas, Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.



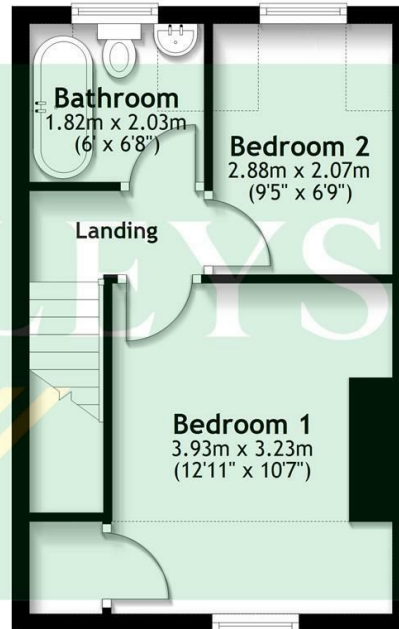
## Ground Floor

Approx. 29.4 sq. metres (316.2 sq. feet)



## First Floor

Approx. 28.3 sq. metres (305.1 sq. feet)



Total area: approx. 57.7 sq. metres (621.3 sq. feet)

### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

### VIEWING

By appointment with the Agent.

### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

### MATERIAL INFORMATION

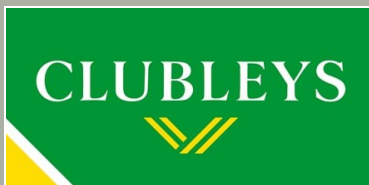
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



8 The Square, Stamford Bridge, York,  
YO41 1AF  
01759 373709  
[sb@clubleys.com](mailto:sb@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.