# , Sproxton YO62 5EF

£375,000

Stephensons
estate agents & chartered surveyors







A truly remarkable 3 bedroom detached former chapel with origins dating back to 1867, skillfully converted to create a beautiful home discretely positioned within a picturesque small village located on the fringes of the breathtaking North York Moors National Park and conveniently located only 1 mile from the vibrant market town of Helmsley. Pl;ease note that this property is being offered free of any onward chain.

Tenure: Freehold
Services/Utilities: Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 1600 Mbps* download speed
EPC Rating: D - 59
Council Tax: D - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.







A reception hall with cloakroom/wc leads off into a spacious sitting room with exposed beams, wood burning stove, deep silled sash windows and super little study area and book nook with storage cupboard. The charming cottage style kitchen features an oil fired Rayburn range, stone flagged floor, bespoke storage and a timber worktop with inset period style sink. Leading off the kitchen is a delightful formal dining room with further stone flagged flooring and rear garden views.

The ground floor also features an inner hall with staircase rising to the first floor and the cottage's 3rd double bedroom with a stylish en-suite shower room.

The surprisingly spacious first floor landing provides a versatile study/display area and doors leading off into a fabulous principal bedroom with built-in bespoke wardrobes and drawers, 9'7" (2.92m) high vaulted ceiling and a charming period style en-suite bathroom. The 2nd double bedroom also boasts a high vaulted ceiling and features the original chapel window, built-in wardrobes and is served by a second period style bathroom.

Other internal features of note include double glazing and an oil fired central heating system period style radiators throughout.

Externally, a shared drive leads up to Chapel Cottage's own 42'0" (12.8m) long gated drive providing tandem off road parking and a private paved seating area.

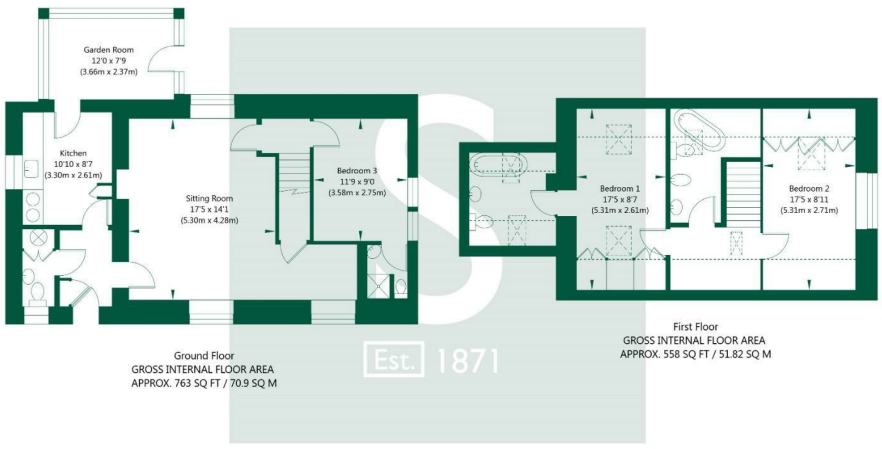
The delightful south facing rear garden enjoys a high degree of privacy and features a raised lawn with lavender and flower bed borders complemented by paved pathways, an insulated timber garden shed and a generous log store at the side of the cottage.

AGENTS NOTE
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed

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Sproxton, York, YO62 5EF




Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 763 SQ FT / 70.9 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 558 SQ FT / 51.82 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1321 SQ FT / 122.72 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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