



HEWETSON & JOHNSON

A charming and well presented cottage in one of the area's best villages.

The Cottage, Main Street, Harome, YO62 5JF



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This is the perfect cottage for anyone wanting to experience some of Yorkshire's finest landscapes. The village is home to one of the best pubs in the country and is close to The Moors and Helmsley.

Ben Pridden

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- Entrance/stair hall
- Dining area
- Bathroom
- Two bedrooms
- Sitting room
- Kitchen
- Back door
- Garden and stores

Location

Harome is a popular village located between The Howardian Hills National Landscape and The North York Moors National Park. There is an excellent pub, The Star Inn, recently named restaurant of the year (AA guide 2026), which caters for locals and diners alike. The Pheasant is a fabulous hotel with an award winning kitchen and comfortable rooms. The Community Hall hosts a number of regular clubs and classes.

Helmsley (2.7 miles), a charming market town, is a short drive away offering excellent local amenities including a doctors' surgery, delicatessens, independent shops, two convenience stores and an arts centre which hosts regular cinema screenings, concerts and exhibitions. Thirsk (17 miles) and Malton (13 miles) offer more extensive services, including supermarkets and train stations- there are regular, direct trains between Thirsk and London (c.2hrs 15mins).

The Cottage and Garden

The Cottage sits well, set back from Main Street overlooking a deep, grassed verge. The house has been a perfect Yorkshire base for the current owners, and has been let out on a holiday basis when not needed. The property is beautifully presented and very charming.

The sitting room has exposed beams, and a wood burner framed by an attractive, stone surround; at one end is a dining area. The kitchen is a decent size, also with wood beams, and a window overlooking the street.

There are two first floor bedrooms, a double and a twin, which are served by a downstairs bathroom.

The front door is flanked by two attractive borders, and to the rear is a small garden and an outbuilding with two stores.

Council Tax

Band D, payable to North Yorkshire Council

Services

Mains Electricity and drainage. There are electric radiators and hot water.

Conectivity

There is fibre broadband to the property and the mobile signal is "Good outdoor, variable in-home" (Ofcom)





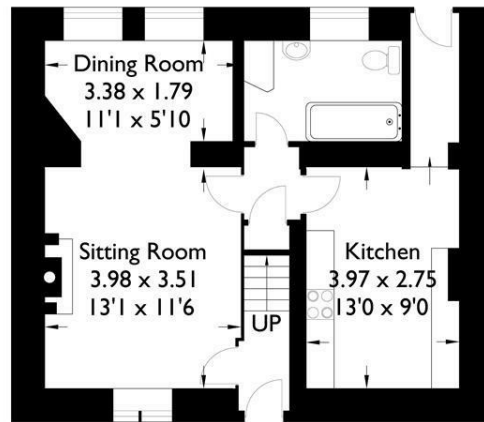
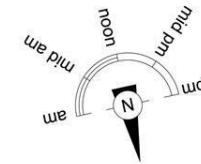


The Cottage

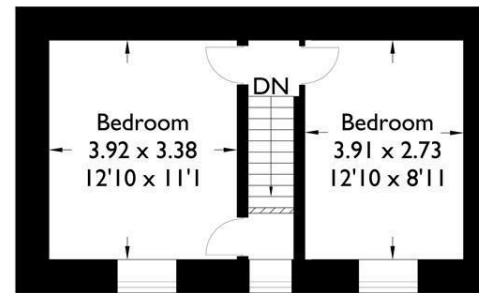
Approximate Gross Internal Area : 76.15 sq m / 819.67 sq ft

Outbuilding : 6.32 sq m / 68.02 sq ft

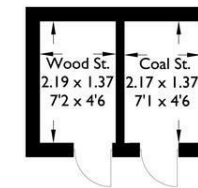
Total : 82.47 sq m / 887.69 sq ft



Ground Floor



First Floor



Outbuilding

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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		84	39
EU Directive 2002/91/EC			