



HEWETSON & JOHNSON

*Charming cottage requiring modernisation*

**15 Pottergate, Helmsley YO62 5BX**



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*It is surprisingly difficult to find opportunities in Helmsley like this- a period bungalow with a decent garden, in a central location. This is a blank canvas ready for the next owner to create their ideal home.*

**Ben Pridden**

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- Entrance hall
- Kitchen
- Bedroom 2
- Outbuilding
- Sitting room
- Bedroom 1
- Bathroom
- Garden with space for off-street parking

### Location

Pottergate is a quiet street near the town's centre, running south from Bondgate and a short walk from the Market Place.

Helmsley is one of the area's most sought after addresses, situated on the fringes of the North York Moors National Park, about 24 miles north of York. There are excellent local amenities including a petrol station, independent shops, hotels, restaurants, surgery, opticians and arts centre which presents plays, concerts, exhibitions and film screenings. There is a popular weekly market on Fridays.

Thirsk (15 miles) has a mainline train station with direct services to London (about 2 hours 15 mins) and more extensive shopping including supermarkets. York and Northallerton railway stations are on the East Coast Main Line with further services across the country.

### The Property

15 Pottergate offers great potential to renovate a stone bungalow in a "destination" town in Ryedale. The accommodation is well planned offering two bedrooms and a sitting room overlooking the street to the front. The kitchen has a lobby adjacent leading onto the sizable garden. It is possible the property could be extended, subject to planning and building regulations.

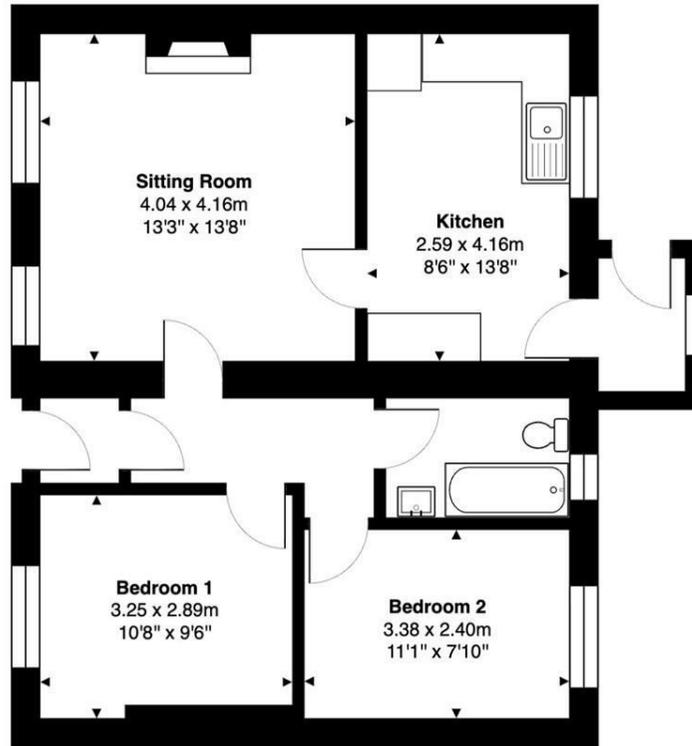
The garden is surprisingly large and has a outhouse that offers useful storage but could possibly be converted to a home office. To the side of the property there is space for parking where there was once a carport/garage.



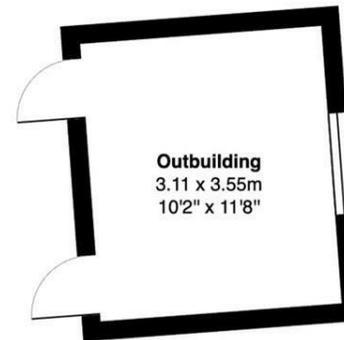




# 15 Pottergate, Helmsley, YO62 5BX



**Bungalow**  
Gross Internal Area: 660ft<sup>2</sup> (61.4m<sup>2</sup>)



**Outbuilding**  
Gross Internal Area: 119ft<sup>2</sup> (11m<sup>2</sup>)

**Gross Internal Area: 779ft<sup>2</sup> (72.4m<sup>2</sup>)**

All measurements are approximated for display purposes only and should be independently verified  
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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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		56	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			