



Grosvenor Cottage St. Oswalds Close Oswaldkirk
York, YO62 5YH
£450,000

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GROSVENOR COTTAGE IS AN IMPRESSIVE STONE BUILT TWO BEDROOM BUNGALOW BEAUTIFULLY NESTLED WITHIN AN AREA OF OUTSTANDING BEAUTY WITH COMMANDING, UNINTERRUPTED SOUTH FACING PANORAMIC VIEWS ACROSS OPEN COUNTRYSIDE AND Paddock LAND. THOUGHTFULLY IMPROVED IN RECENT YEARS WITH A FOCUS ON ENERGY EFFICIENCY INCLUDING AN AIR SOURCE HEAT PUMP, SOLAR PANELS AND BATTERY STORAGE. THE PROPERTY OCCUPIES A HIGHLY DESIRABLE RURAL POSITION STANDING WITHIN PRIVATE GARDENS, DRIVEWAY WITH DETACHED GARAGE, POSITIONED AT THE FOOT OF A CUL DE SAC THIS HOME OFFERS A RARE OPPORTUNITY TO ACQUIRE A HOME OF CONSIDERABLE CHARM, PRIVACY AND OUTSTANDING OUTLOOK WITHIN A SOUGHT AFTER VILLAGE SETTING

Mileages: York – 18 miles, Helmsley – 3.5 miles (Distances Approximate)

Reception Lobby, Reception Hall, Sitting Room, Kitchen/Diner, Garden Room.

Principal Bedroom with En Suite Shower Room, Further Double Bedroom, House Shower Room.

Detached Stone Built Garage, Gated Driveway, Fully Enclosed South Facing Rear Garden with Outstanding Countryside Views.

A stone outbuilt porch introduces the house, with a PVC part glazed door opening into a RECEPTION LOBBY with side window. An internal timber door with frosted glass leads through to a generous RECEPTION HALL, where polished oak flooring continues underfoot. A wealth of fitted cupboards provide excellent practicality, with timber doors leading to the principal rooms. Loft access with drop down ladder, part boarded and light.

The SITTING ROOM is a comfortable reception room, arranged around polished floorboards and a deep bay window fitted with plantation shutters and window seats overlooking the pretty front garden. A remote controlled electric fire sits against an exposed stone chimney breast feature with coving to the ceiling and a modern vertical radiator.

A timber part glazed door leads through to the KITCHEN DINER a spacious and practical room fitted with a comprehensive range of quality oak fronted wall and base units, granite effect work surfaces and tiled mid-range. A central range oven with chimney style extractor forms the focal point with space and plumbing for an American style fridge freezer opposite. There is a composite effect sink with mixer tap, space and plumbing for both dishwasher and washing machine, and a PVC window to the side. A composite stable door opens beneath an external storm porch.

Double timber French doors open into a showstopping GARDEN ROOM, set on a stone base with oak window ledges and glazing to three sides, perfectly framing the panoramic countryside views. Angled roof lights draw in light from above, while double PVC doors open onto a rear terrace. With electric heating, this is a room for all seasons.

The PRINCIPAL BEDROOM enjoys a pleasant front outlook via a PVC double glazed window with oak flooring continuing the theme. An arch opens with a step down leading into an ENSUITE SHOWER ROOM, appointed with white subway style tiling, a walk in mains plumbed shower with rain head and personal attachment, wall hung wash hand basin, concealed cistern WC, vertical towel radiator and a rear PVC window.





BEDROOM TWO is a superb L shaped double room, enjoying dual aspect windows that frame breathtaking elevated views over paddock land and rolling hills.

House **SHOWER ROOM** is generous in scale and fitted with a walk in mains plumbed shower with rain head and personal hose, tiled surround, a broad wash hand basin with chrome mixer tap and storage below, vertical chrome towel radiator, low suite WC and a tall floor to ceiling oak finished storage cupboard. A further cupboard sits below dual frosted PVC windows.

OUTSIDE a six bar timber gate opens to a generous driveway, enclosed to one side by fencing and to the other by a high, a neatly clipped laurel hedge offering excellent privacy. A tarmac drive leads down to the property, with a further pebbled driveway providing additional parking for several vehicles.

The drive continues to a **STONE BUILT DETACHED GARAGE** (17'8 x 8'3) with electric roller door, power, light, storage to the roof void and a PVC side window.

Timber gates to either side of the property lead into the **FULLY ENCLOSED SOUTH FACING REAR GARDEN**, which enjoys uninterrupted countryside views. A generous patio links to a slightly raised timber decked terrace, with a further paved patio and double iron gates—all positioned to take in the remarkable outlook. Steps lead down to a further pebbled terrace with a stone wall spanning the width of the plot, additional paved seating areas, a timber bench, fruit trees, saplings and a useful timber shed. The garden is entirely child and pet friendly, and the views are, quite simply, unbroken.

LOCATION - Oswaldkirk is a well regarded village around 20 miles north of York, set between the Howardian Hills and the North York Moors, giving it an attractive rural outlook and an active community centred on its village hall and church. Everyday amenities are close by in Ampleforth, just 2.5 miles away, with a village shop and post office, two pubs, a café, a primary school and a doctor's surgery, as well as Ampleforth College whose leisure facilities, including a swimming pool, are open to the public about 1.5 miles from the village. The market town of Helmsley lies only 3.5 miles to the east and provides a wider range of services, from a weekly market and independent shops to cafés, restaurants, hotels, a spa, a brewery and further medical provision. Slightly further afield, Harome is known for its Michelin starred restaurant, while Gilling East offers the Fairfax Arms and Gilling Castle Golf Club. Together these neighbouring villages and towns place Oswaldkirk within a well served and appealing stretch of countryside, combining rural quiet with excellent access to amenities.

TENURE – Freehold
POST CODE - YO62 5YH
COUNCIL TAX BAND - D
SERVICES - Mains electricity and water. Mains drainage. Air source heat pump, battery storage and solar panels which are income producing.

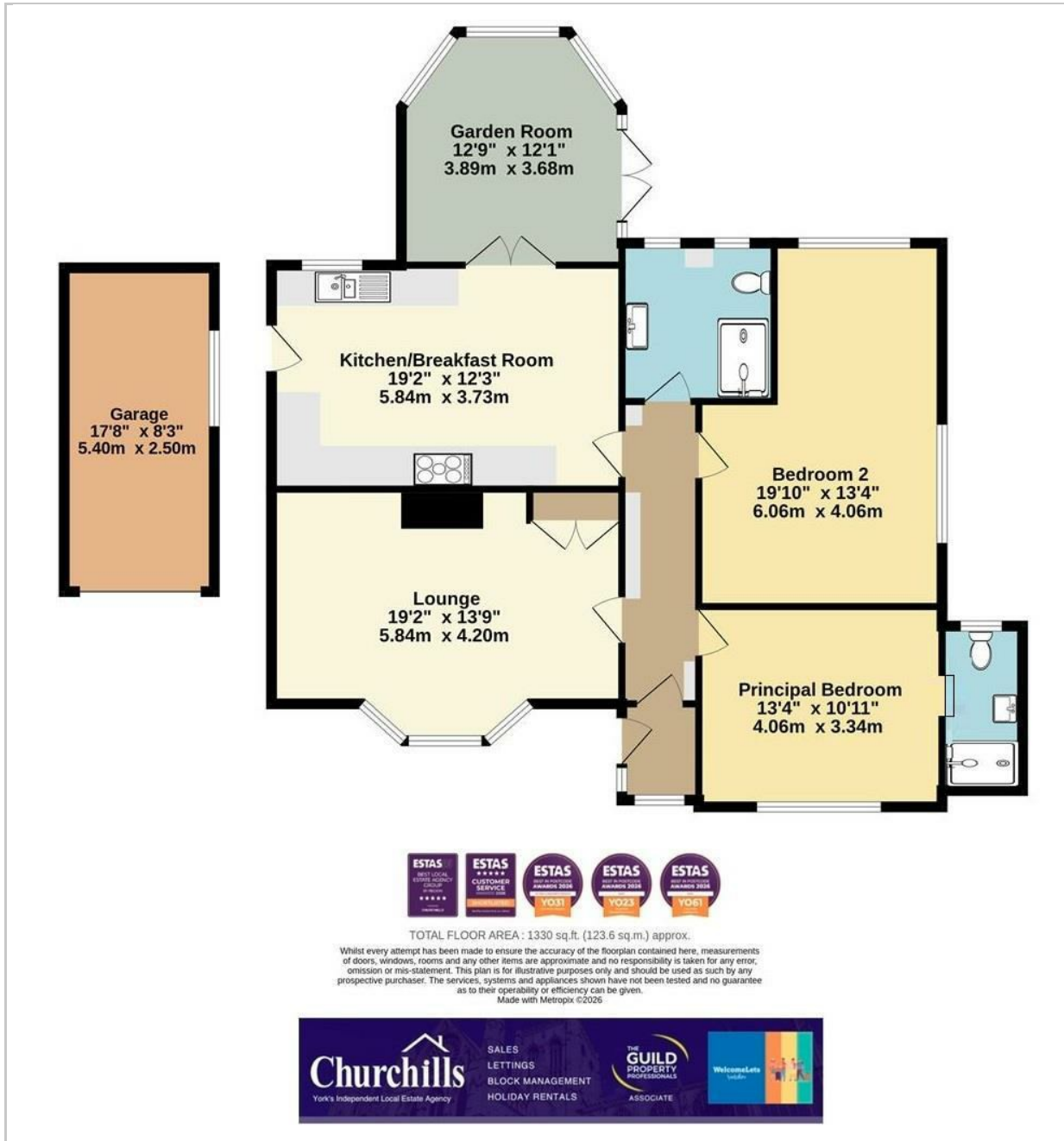
DIRECTIONS – From our central Easingwold Office, proceed north along the B1363 through Stillington, continuing on this road through Brandsby, towards Hemsley. Travel through Gilling and continue for some distance. On entering Oswaldkirk take the left turn sign posted Ampleforth continue through the village where St. Oswalds Close will be found on the left, follow the road round to the right where Grosvenor Cottage (No.2) is located on the left hand side within the cul-de-sac.

VIEWINGS - Strictly by prior appointment through the sales agents, Churchills of Easingwold Tel: 01347 822800 Email: easingwold@churchillsyork.com.

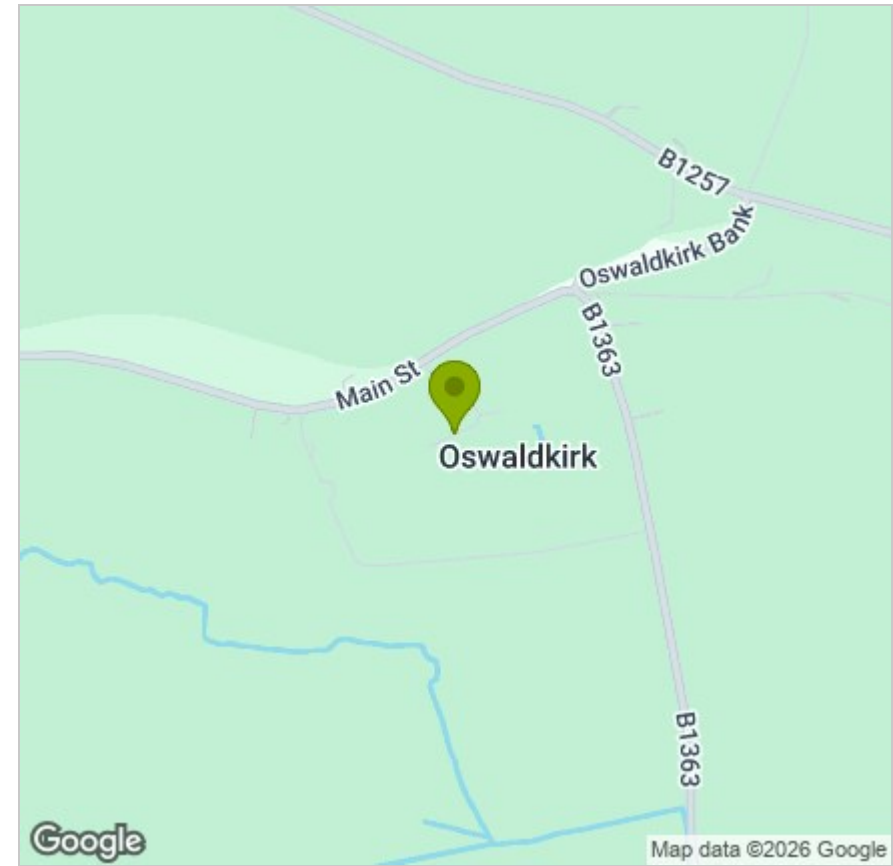
AGENT'S NOTE – To comply with current Anti Money Laundering regulations, all purchasers are required to undergo identity verification checks. A fee will apply; please contact our office for further information.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		89	95
(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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