



Mouse Cottage, 11 Ryegate | Helmsley, York

A beautifully presented Grade II listed three bedroom cottage, with substantial gardens and grounds, situated in this popular residential area within easy walking distance of the town centre of Helmsley. Viewing is essential to appreciate fully the extent of the internal and external space available together with the attention to detail and quality of the accommodation.

For Sale by Informal Tender - Best & Final Offers to be received to our Helmsley Office no later than 12 noon on Thursday 23rd March 2023. Please contact our Helmsley office for the tender form.

- A three bedroom stone cottage with a wealth of character
- Three bedrooms and bathroom
- Delightful 180ft landscaped gardens and grounds
- For Sale by Informal Tender - Best & Final Offers to be received to our Helmsley Office no later than 12 noon on Thursday 23rd March 2023.
- Kitchen, utility room, living room and snug character
- Home office / Study
- Situated within the centre of Helmsley
- Please contact our Helmsley office for the tender form



Guide Price £450,000

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ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE HALL

21'11" x 3'4" (6.68 x 1.02)

With stone flagged floor, exposed timber beams, double radiator and door to the rear garden.

LIVING ROOM

14'9" x 14'6" (4.50 x 4.42)

With cast iron log burning stove onto stone hearth, surround and mantel, window seat, double radiator, exposed timber beams, t.v. aerial point and staircase to first floor.

FAMILY ROOM/BEDROOM 3

18'9" x 9'9" (5.72 x 2.97)

Accessed from an inner lobby with steps up into the room, double radiator, sliding sash windows overlooking the garden.

SEPARATE CLOAKROOM

Low flush w.c., wash basin and chrome heated towel rail.

KITCHEN

15'11" x 8'11" (4.85 x 2.72)

With fully fitted base and wall mounted units with solid wood work surfaces over, Belfast-style sink with chrome mixer taps, integral dishwasher, fridge and freezer, cast-iron wood burning stove into stone recess, stone flagged floor, exposed timber beams, window seat, double radiator and stable style door to:

UTILITY ROOM

7'5" x 5'3" (2.26 x 1.60)

Sliding sash window to the rear, fitted wall and base units with solid wood work surfaces. Wall mounted gas-fired combi boiler and double radiator. Solid oak pantry shelving.

ON THE FIRST FLOOR

LANDING

With double radiator and sliding sash window to the rear.

BEDROOM 1 (south west)

11'5" x 10'2" (3.48m x 3.10m)

Including over-stairs wardrobe, separate fitted double doors into a walk-in wardrobe with rails, shelving and dressing table, double radiator, exposed beam ceiling.

BEDROOM 2 (south east)

12' x 9'10" (3.66m x 3.00m)

Exposed original cruck roof timbers, fitted double wardrobe, double radiator.

BATHROOM

Four piece suite comprising panelled bath, double shower cubicle with glazed screen, pedestal wash hand basin into vanity unit, low flush w.c., heated towel rail, part tiled walls. Delightful views over the garden.



OUTSIDE

To the rear there is a sunken patio area which enjoys a delightful western aspect that leads out to substantial landscaped gardens which have been beautifully maintained and improved by the current owners. The lawned gardens are flanked by herbaceous borders and enticing walkways and further patio seating area. An arched pergola leads to an additional garden with lawned areas and central stone flagged walkway flanked by lavender and a further pergola covered in varieties of clematis, roses and wisteria. At the end of the garden there is attractive seating area enjoying a southerly aspect back across the gardens. The gardens are substantial, extending to approximately 180ft. Timber garden shed.

The external accommodation also benefits from:

HOME OFFICE

8'8" x 6'6" (2.64m x 1.98m)

Recently fitted and adjoins the rear elevation of the cottage.

TENURE

Freehold with vacant possession upon completion.

SERVICES

We understand that the property is connected to mains electricity, gas, water, and drainage supplies. Gas-fired central heating. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

COUNCIL TAX

We are verbally informed the property lies in Band D. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

VIEWING

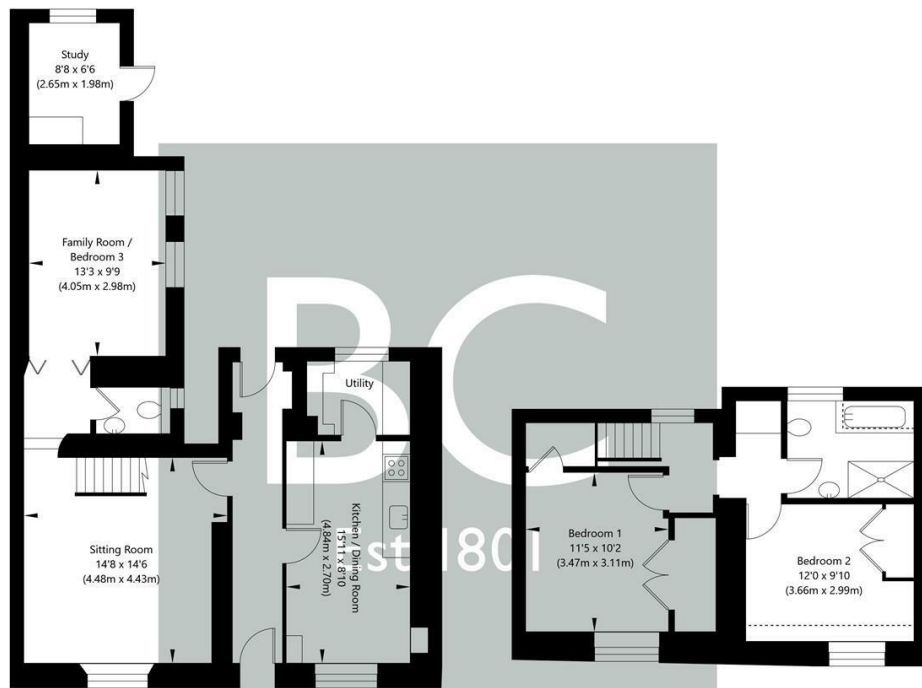
By appointment with the Agents, Helmsley office 01439 770232.

DIRECTIONS

Proceed into Helmsley on the A170 from the direction of Thirsk, over the bridge and take the first right turn onto Ryegate and the property is located on the left hand side identified by the mouse carved into the stone on the front of the property.



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Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 776 SQ FT / 72.05 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 442 SQ FT / 41.08 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1218 SQ FT / 113.13 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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VIEWING

Strictly by appointment with the Agents.

COUNCIL TAX BAND

D

ENERGY PERFORMANCE RATING

tbc

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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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