



## Sproxtton, Helmsley Guide Price £425,000

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.

\*\*\* NO ONWARD CHAIN \*\*\*

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## Inside

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.

## Outside

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.

## Tenure

Freehold

## Services/Utilities

Electricity, water and sewerage are understood to be connected.

## Broadband Coverage

Up to 1600\* Mbps download speed

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

## EPC Rating

D

## Council Tax

D - North Yorkshire Council

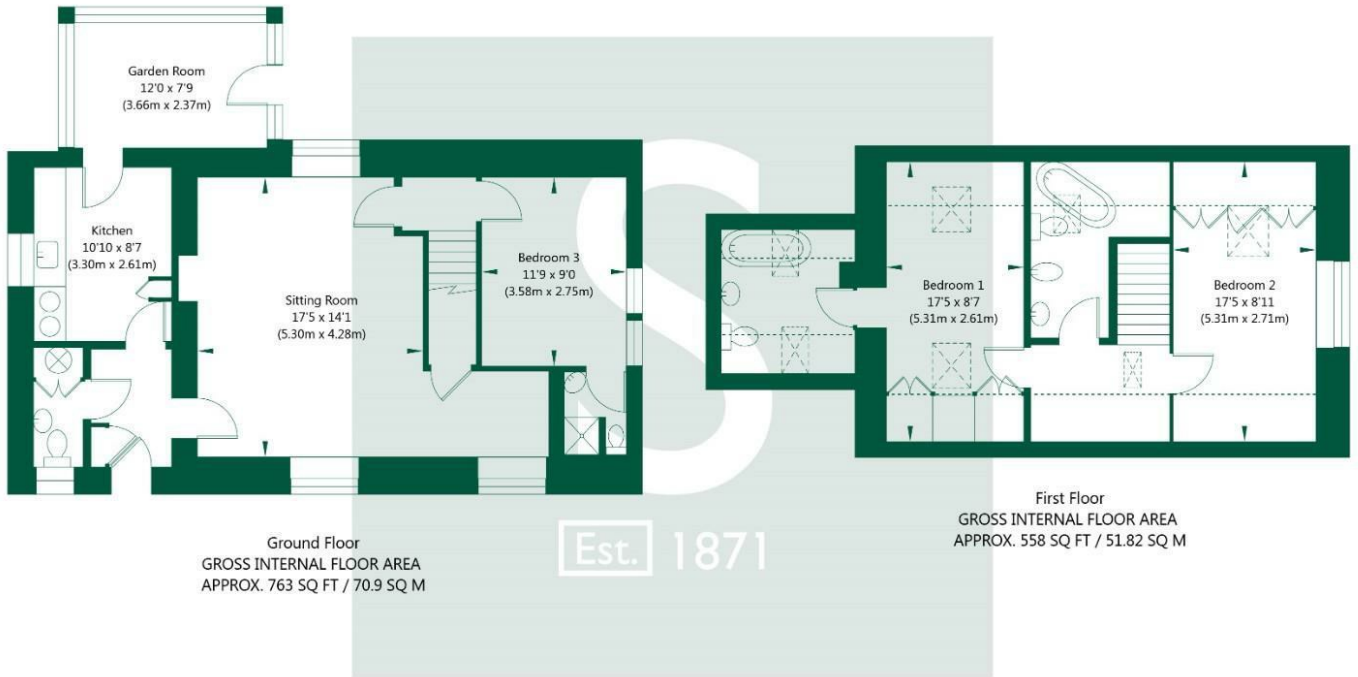
## Current Planning Permissions

No current valid planning permissions

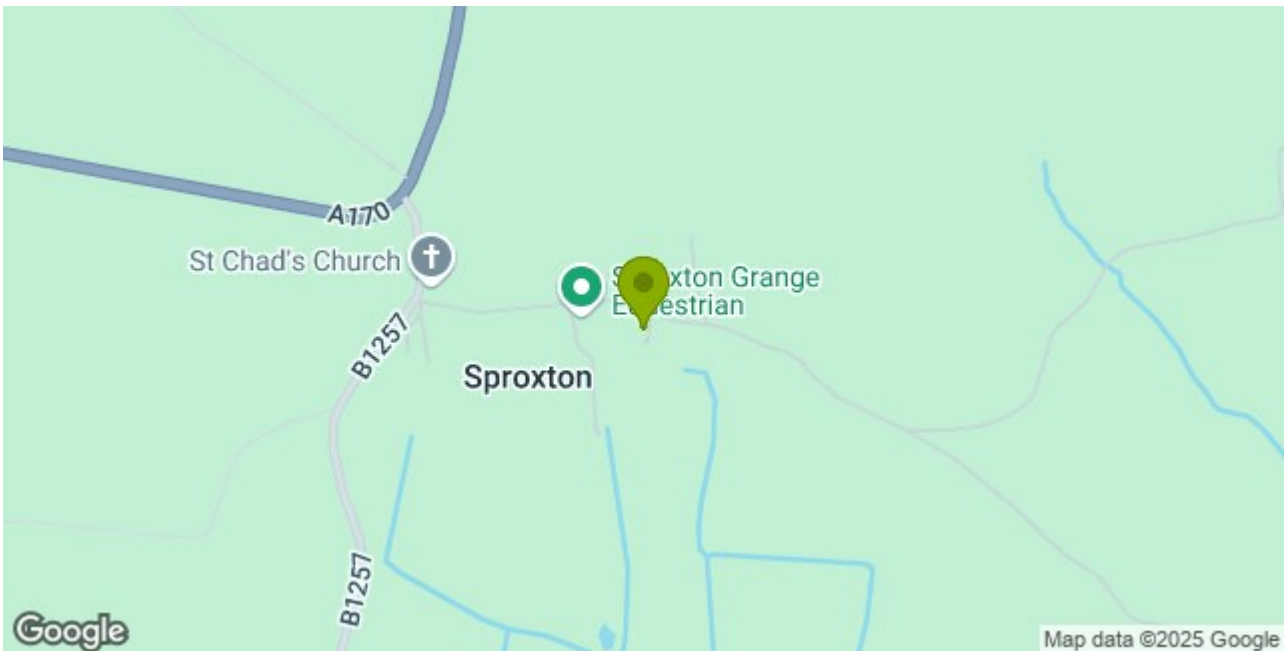
## Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold

Sproxtton, York, YO62 5EF



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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