

# SUNFLOWER COTTAGE

East End, Ampleforth

## SUNFLOWER COTTAGE

**Enchanting period stone cottage beautifully appointed, with a lovely garden and parking**

*Helmsley 4 miles • Easingwold 8 miles • Thirsk 13 miles  
York 20 miles*

Entrance hall with contained home office area • living room  
• kitchen dining room • utility room • separate wc • lobby

Principal bedroom suite with bathroom • 2 further bedrooms • house shower room

Garden and private driveway parking

For Sale Freehold

**Blenkin**  
& Co

ESTABLISHED 1992

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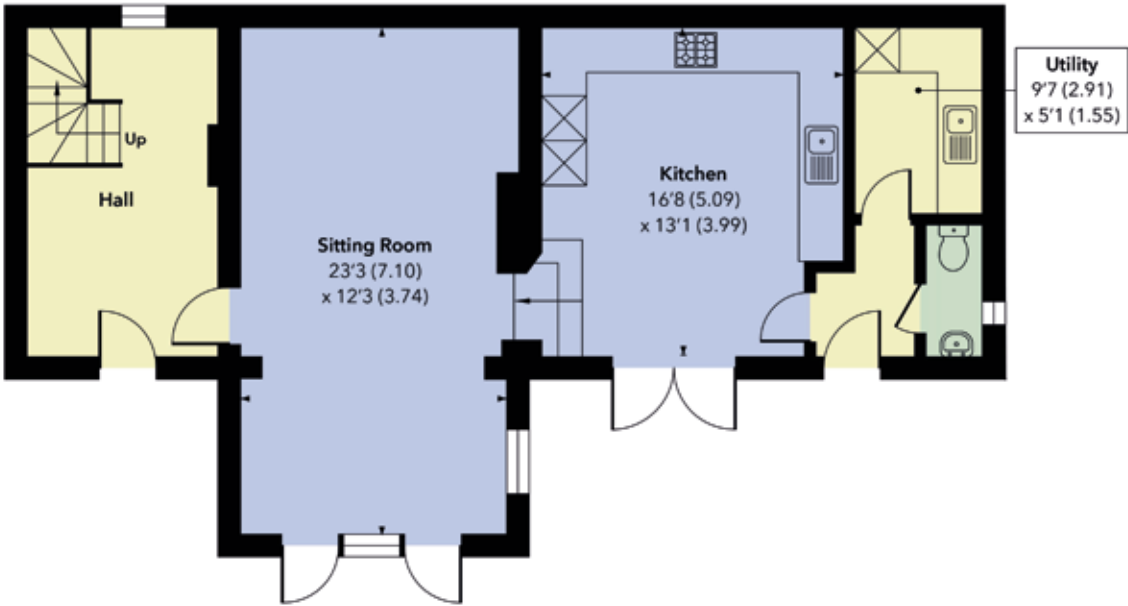
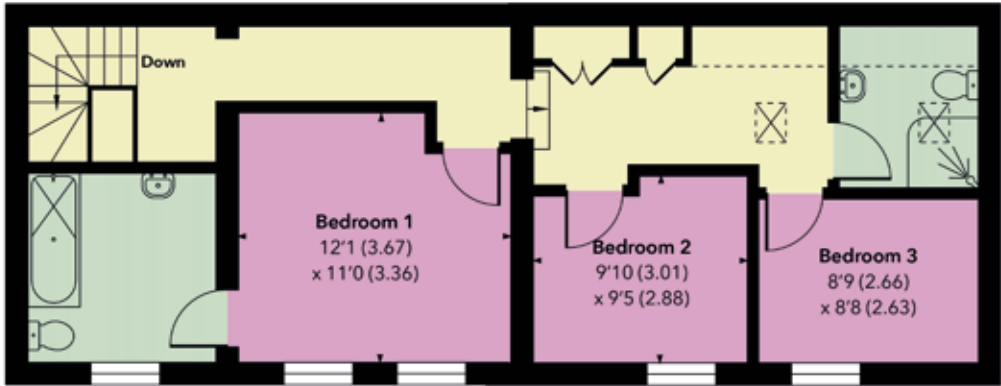
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Sunflower Cottage, East End, Ampleforth YO62 4DA

Approximate Gross Internal Floor Area  
1,387 SQ FT / 128.9 SQ M

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



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		
	60	69

City

Country

Coast

Skilfully extended and renovated in 2021, Sunflower Cottage is discreetly located just off Ampleforth's main street, enjoying a notably tranquil setting within easy walking distance of the village's amenities. This charming period home is elegantly finished in a contemporary country style, with well-proportioned rooms flooded with west-facing light. It would make an excellent primary residence or a convenient lock-up-and-leave second home.

Currently operated as a holiday let, Sunflower Cottage is offered with the option to continue and expand the existing business. It comes fully furnished with bookings in place, and occupancy rates.

Turnover figures are available on request. <https://www.beautifulscapes.co.uk/property/sunflower-cottage/>

- Semi-detached 3-bedroom period cottage
- Late 1700s origin, not listed
- Double-glazed and energy efficient
- 1385 sq ft arranged over 2 floors
- Elevated setting with west facing outlook
- Attractive, private garden
- Private parking
- In the heart of Ampleforth within easy strolling distance of village amenities
- No onward chain



**Tenure:** Freehold

**EPC Rating:** D

**Council Tax Band:**

**Services & Systems:** Main electricity, water and drainage. LPG central heating system. Superfast broadband.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Local Authority:**

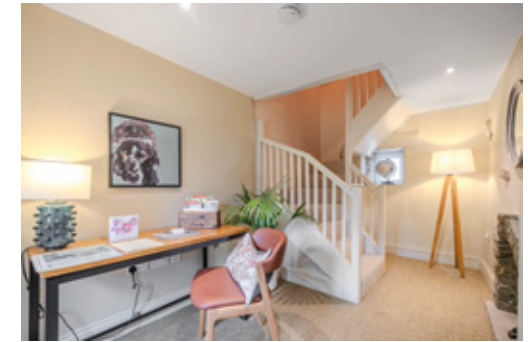
North Yorkshire Council  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk) AONB

**Money Laundering**

**Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.







Sunflower Cottage retains a number of original features, including painted ceiling beams, oak doors with iron latches, and two fireplaces, one with a time-honoured lintel. These period details are complemented by high-specification modern fittings and open, light-filled living spaces that connect seamlessly to the garden.

The hall/study includes an open fireplace with a stone surround and a practical home office area tucked behind the dog-leg staircase. The 23 ft sitting room features a wood-burning stove as its focal point and doors leading out to the garden terrace. The stylish kitchen/dining room comfortably accommodates a family dining table and benefits from French doors opening onto the stone-flagged terrace. The kitchen is fitted with underfloor heating, Shaker-style cabinets, integrated appliances, a gas hob, and extensive work surfaces.

A side lobby with garden access leads to a cloakroom/WC and a fitted utility/laundry room.

Upstairs, a long split-level landing with storage cupboards provides access to all three bedrooms. The principal bedroom features a luxurious en suite bathroom, while the remaining two bedrooms rise into the roof space and are served by a well-appointed shower room. The first floor has cast iron column radiators and louvre shutters on the west facing windows.





## Outside

Sunflower Cottage is approached via a shared drive off East End, which is also used by two neighbouring cottages. Timber gates open onto a gravel drive that runs past a retaining dry-stone wall and leads to parking for up to three vehicles directly in front of the house. To the rear, upper and lower paved terraces face west, overlooking a generous lawn bordered by well-stocked beds and shrubs. The garden is private and sheltered, enclosed on two sides by mature hedging.

## Environs

The village enjoys a busy community life and is well served with amenities that include a primary school, churches and a bus service as well as a village store/post office, GP practice, two pubs and a coffee shop. It is home to the eponymous co-educational public school and is surrounded by beautiful and well-wooded countryside with public footpaths. The market town of Helmsley is close by, and the North York Moors National Park sits alongside. Within half an hour is Thirsk railway station with its mainline East Coast/Transpennine services, and York city centre lies some forty-five minutes' drive to the south.









## Directions

Entering Ampleforth on Jerry Carr Bank from Wass, passing The White Swan on the right, keep driving through the village for some 300m until you see 'Sunflower Cottage' sign on the wall on your right. Down the driveway it is your first left.

**What3words:** ///vines.swerving.promote

## Viewing

Strictly by appointment.



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**Important notice** 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, property spec and video highlights:** November 2025. Brochure by wordperfectprint.com