

COBWEB COTTAGE

Helmsley



COBWEB COTTAGE

Charming country cottage tucked away in a corner of one of the most cherished market towns in North Yorkshire

Malton 16 miles • York 25 miles • Whitby 34 miles

Entrance and staircase hall • kitchen/dining room • sitting room • cloakroom/WC

2 double bedrooms • family bathroom

Garden office • landscaped garden

Single parking space

Freehold for sale

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ESTABLISHED 1992

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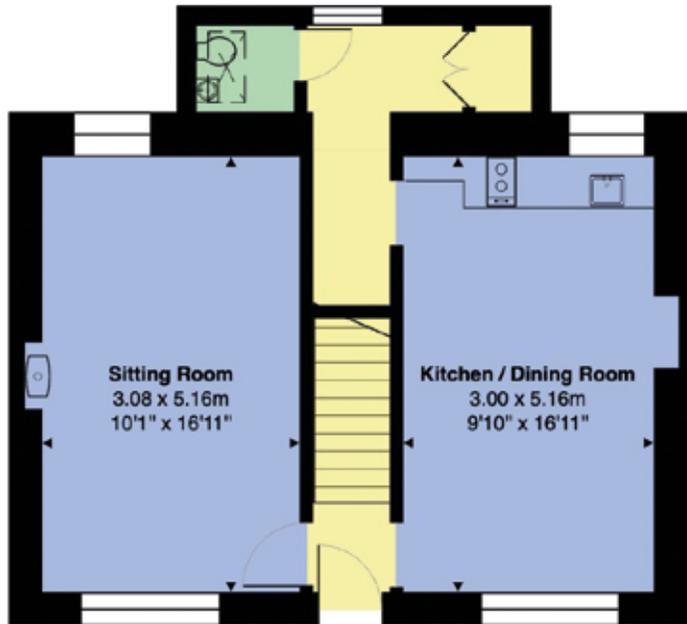
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Cobweb Cottage, 11a Church Street, Helmsley, North Yorkshire YO62 4AD

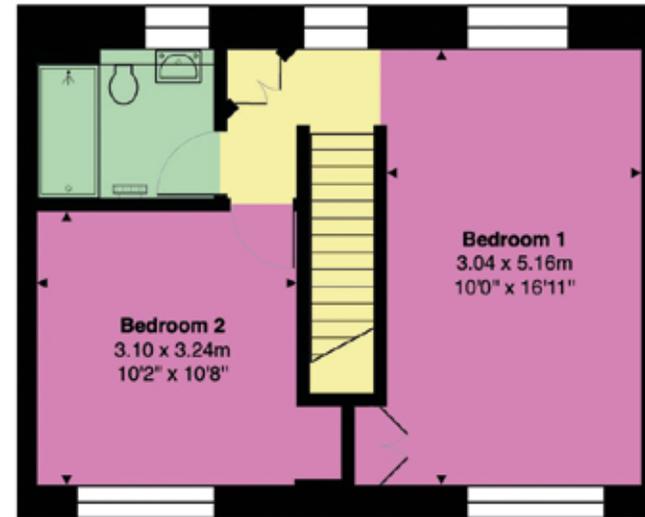
Approximate Gross Internal Floor Area

974 SQ FT / 90.5 SQ M

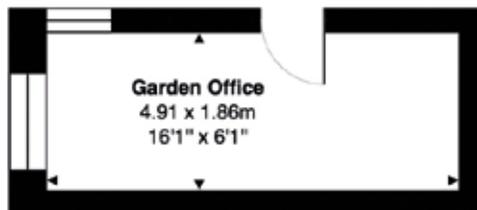
For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Ground Floor
Gross Internal Area: 44.3 m² ... 477 ft²



First Floor
Gross Internal Area: 37.0 m² ... 399 ft²



Gross Internal Area: 9.1 m² ... 98 ft²



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		
	33	70

City

Country

Coast

Cobweb Cottage is an attractive double-fronted cottage dating from the 19th century and built of local red brick and pantile. The property has been skilfully updated by the current owners in recent years and offers an ideal rural retreat. Its setting is particularly appealing, tucked away in a secluded corner of Helmsley, out of sight of traffic and just a few minutes' walk from the market square. Cobweb Cottage is available for sale with no onward purchase.

- Two-storey period cottage of almost 1000 sq ft
- Situated in a tucked-away position close to the market square
- Energy efficient cottage renovated to a high standard
- High spec kitchen and bathroom, underfloor heating
- Detached garden office
- Delightful cottage garden
- Private parking
- In the heart of one of North's Yorkshire's finest market towns
- Ideal bolt hole or second home



Tenure: Freehold

EPC Rating: F

Services & Systems: Mains electricity, water and drainage. Electric heating. Superfast fibre 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
North York Moors National Park

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.



Cobweb Cottage is located in the heart of one of the most sought-after market towns within the North York Moors National Park, discreetly hidden behind the terraced houses fronting Church Street. A comprehensive programme of renovation undertaken by the current owners has retained a wealth of original character while delivering a high-specification finish, including the installation of new double-glazed Yorkshire sliding sash windows.

The kitchen/dining room is a generous space extending the full depth of the cottage and comfortably accommodating a dining table. It features a quarry-tiled floor and enjoys a dual aspect with south-facing windows. The kitchen is fitted with white shaker-style cupboards and drawers complemented by natural oak worktops and shelving. Integrated appliances include an induction hob, oven and dishwasher. Adjoining is a rear lobby with a larder unit, space for a fridge freezer, a large utility cupboard and a downstairs cloakroom with exposed stonework. The sitting room, also dual aspect, is well-proportioned and features a log-burning stove and south-facing windows overlooking the garden. Underfloor heating runs throughout the ground floor.

The central staircase rises to the first-floor landing with an airing cupboard, providing access to both double bedrooms, one of which benefits from a built-in wardrobe. The house bathroom is fitted with a contemporary three-piece suite incorporating a walk-in shower. The loft is accessed via a pull-down ladder and offers potential for further development, subject to the necessary planning consents.

Outside

To the front of the cottage, spanning its full length, is a paved south-facing terrace enclosed by a charming picket fence. Directly opposite stands a converted outbuilding adorned with climbing roses, currently used as a home office and equipped with electricity and fibre broadband. Adjoining the western end of the office is a block-paved patio area beneath a wooden pergola. With external power sockets nearby, this provides an ideal space for working or entertaining outdoors during warmer months.



The attractive garden extends across and beyond the front of the house, mainly laid to lawn and bordered by mature flowering shrubs including roses, lavender and sedum. A dedicated private parking space is located to the rear of the plot, accessed via a lane leading from the Cleveland Way.

Environs

Set between the Howardian Hills and the North York Moors, Helmsley is one of Ryedale's most desirable market towns. The town offers a wide range of amenities including independent shops, delicatessens, cafés, restaurants, a department store and a thriving arts centre. Its vibrant market square is complemented by cobbled streets, a medieval castle, an historic five-acre walled garden with café, and the open parkland of the Duncombe Park Estate beyond. Despite its rural setting, Helmsley enjoys excellent access to the city of York, the coast, and the A19 linking to the A1(M) and the national motorway network.



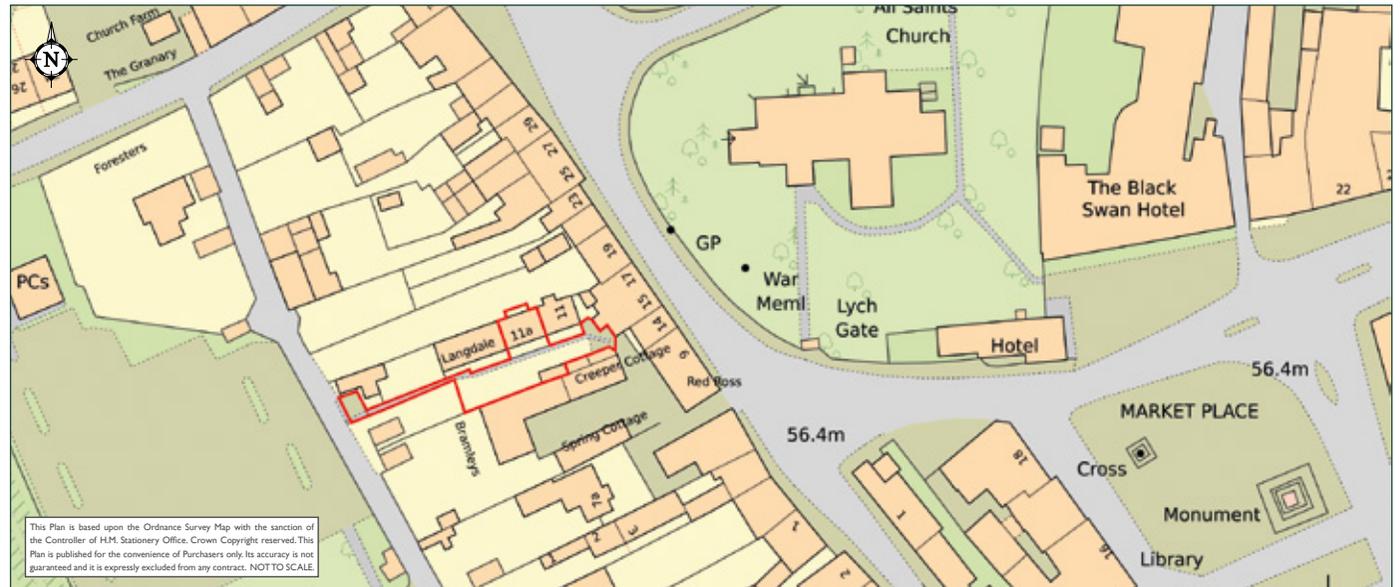
Directions

From Church Street, Helmsley, take the lane to the left of Claridge's Booksellers labelled 'The Courtyard'. Follow the lane round to the right behind the book shop which opens up into a lawned area. Cobweb Cottage is the second cottage on the right.

What3words ///pines.seaside.subplot

Viewing

Strictly by appointment.



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