

**Ivy Cottage, Main Street, Stonegrave, North Yorkshire, YO62 4LJ  
Guide price £510,000**

Ivy Cottage is a beautifully presented three bedroom home dating back to the 18th century located in the village of Stonegrave. With open countryside views to the rear, properties rarely come to the market in this sought after location.

This well presented home in brief comprises; entrance hallway, guest cloakroom, open kitchen/dining room with beamed ceiling, sitting room with open fire and garden room with windows showcasing the far reaching country views. To the first floor are three good sized bedrooms and house bathroom.

To the outside there is a beautiful enclosed garden with outstanding views. There is a range of plant and shrub borders, a mixture of Yorkshire and Indian stone patio area, garden shed and garden summer house. The oil tank, boiler and septic tank are also located in the garden.



Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p><b>99</b></p>
<p>England &amp; Wales EU Directive 2002/91/EC</p>	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	<p><b>91</b></p>
<p>England &amp; Wales EU Directive 2002/91/EC</p>	

**Viewing Arrangements**

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

**Disclaimer**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398  
England and Wales VAT Reg. No 934616515



#### ENTRANCE HALL

Window to rear aspect, limestone tiled flooring, storage cupboard, radiator and power points.

#### GUEST CLOAKROOM

Window to the rear aspect, limestone tiled flooring, high flush WC, wash basin with pedestal and radiator.

#### KITCHEN/DINING AREA

11'1" x 20'6" (3.4m x 6.26m)

Windows to front and rear aspect, limestone tiled flooring, wooden units with granite worktops, tiled splash back, induction hob, extractor hood, integrated washing machine, integrated dishwasher, integrated fridge/freezer and microwave. There is a beamed ceiling, fitted cupboard, TV point, power points and radiator in the dining area

#### SITTING ROOM

10'7" x 13'3" (3.24m x 4.05m)

Window to front aspect, beamed ceiling, oak wood flooring, feature fireplace with working fire. radiator, power points and TV point.

#### GARDEN ROOM

11'3" x 13'6" (3.44m x 4.14m)

Windows to side aspect, doors to rear aspect, limestone tiled flooring with under floor heating, beamed ceiling and power points.

#### FIRST FLOOR LANDING

Window to rear aspect, loft access (boarded) and power points.

#### BEDROOM ONE

10'10" x 13'3" (3.31m x 4.05m)

Windows to front and side aspect, beamed ceiling, radiator, wall cupboard, TV point and power points.

#### BEDROOM TWO

11'10" x 10'8" (3.61m x 3.27m)

Windows to front and side aspect, beamed ceiling, radiator, telephone point and power points.

#### BEDROOM THREE

9'0" x 10'7" (2.75m x 3.25m)

Window to rear and side aspect, power points, radiator and fitted storage cupboard.

#### BATHROOM

Windows to rear aspect, wall mounted towel radiator, tiled flooring, low flush WC, wash basin with pedestal, walk in power shower, airing cupboard with water tank and extractor fan.

#### GARDEN

A beautiful enclosed garden with outstanding views of the open countryside. There is a range of plant and shrub borders, a mix of Yorkshire and Indian stone patio area, garden shed and garden summer house. The oil tank, boiler and septic tank are also located in the garden.

#### PARKING

Parking to the rear of the property for two vehicles.

#### COUNCIL TAX BAND E

#### EPC RATING E

#### SERVICES

Oil central heating and septic tank. Oil tank and septic tank both located in the garden. There is also Beeline super fast broadband accessible to the property.

#### LOCATION

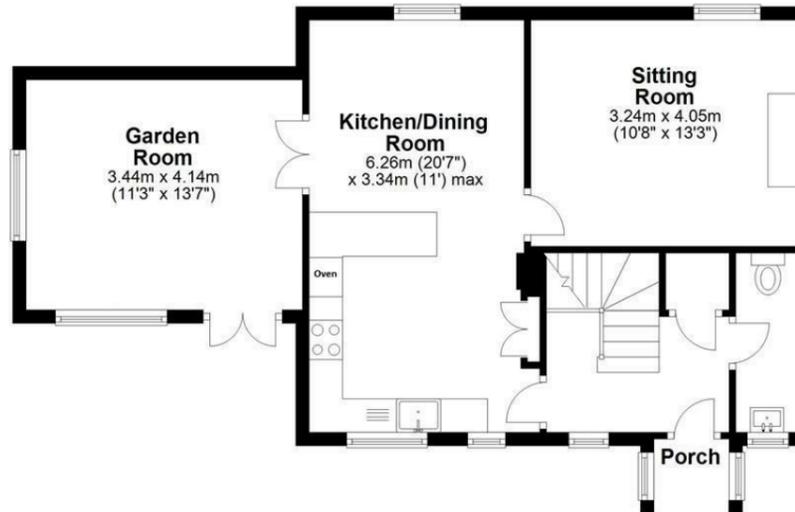
Nestled in the heart of the stunning North Yorkshire countryside, Stonegrave is a peaceful and picturesque village just a short drive from the vibrant market town of Helmsley. Surrounded by rolling hills, scenic walking routes, and the natural beauty of the Howardian Hills Area of Outstanding Natural Beauty, Stonegrave offers a truly tranquil lifestyle with a strong sense of community.

The village itself is steeped in history, most notably home to the charming and historically significant St. Peter's Church, which dates back to the Saxon period. Stonegrave combines rural charm with convenient access to local amenities—Helmsley provides excellent shops, cafés, restaurants, and schools, while York and the wider North Yorkshire area are easily accessible for commuters.

Whether you're looking for a quiet retreat or a base to explore the stunning Yorkshire countryside, Stonegrave offers a rare blend of character, beauty, and convenience.



**Ground Floor**  
Approx. 60.5 sq. metres (651.0 sq. feet)



**First Floor**  
Approx. 45.4 sq. metres (488.8 sq. feet)



Total area: approx. 105.9 sq. metres (1139.9 sq. feet)  
**Ivy Cottage, Stonegrave**