



Pockley Gates
Helmsley, North Yorkshire





Pockley Gates, Helmsley, York

A rare opportunity to purchase this versatile rural property, situated within delightful gardens and grounds. Pockley Gates is situated between the ever popular village of Harome and the highly sought-after market town of Helmsley.

The principal residence originates from the late 19th Century, and provides split accommodation, divided into the main home and adjoining two bedroom holiday cottage. There is scope for a wide range of alternative uses, including amalgamating the property into a single dwelling - house, subject to the necessary consents. The outside of the property is complimented by well-appointed gardens and grounds, with a range of ancillary outbuildings. Beyond the property extends to include enclosed grassland and amenity woodland area.

In all 6.42 acres (2.60 hectares) or thereabouts.

Guide Price £750,000

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Solicitors

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BoultonCooper

BC
Est. 1801



ACCOMMODATION

ON THE GROUND FLOOR

ENTRANCE HALL

KITCHEN

5.46m x 4.98m (17'11" x 16'4")

Triple aspect double glazed windows, side aspect double glazed French doors to outside, range of modern fitted base and wall mounted units, stainless steel sink and drainer with chrome mixer tap over, integral oven and grill, 4 ring gas hob with cooker hood over, plumbing for washing machine and dishwasher, under floor heating.

UTILITY ROOM

3.96m x 2.13m (13' x 7')

Double glazed windows to the side and rear, with access to outside rear, base mounted units, stainless steel sink and drainer, separate cloakroom comprising low flush wc and pedestal wash hand basin.

SITTING ROOM

5.31m x 3.94m (17'5" x 12'11")

Dual aspect double glazed windows, cast iron open fireplace on a marble hearth with tiled slips and timber mantelpiece, twin alcoves with built-in cupboards.

TO THE FIRST FLOOR

LANDING

3.58m x 2.90m (11'9" x 9'6")

Linen cupboard with shelving.

BEDROOM 1 (SW)

4.98m x 3.84m (16'4" x 12'7")

Double glazed windows to the front and side, double radiator.

DRESSING ROOM AND EN-SUITE SHOWER ROOM

4.95m x 1.47m (16'3" x 4'10")

Rear aspect double glazed window, three piece suite comprising corner shower cubicle, low flush wc and pedestal wash hand basin.

BEDROOM 2 (SE)

3.96m x 2.57m (13' x 8'5")

Front aspect double glazed window, built-in wardrobe, double radiator.

BEDROOM 3 (N)

2.97m x 2.54m (9'9" x 8'4")

Rear aspect double glazed window, double radiator.

FAMILY BATHROOM

2.82m x 1.75m (9'3" x 5'9")

Rear aspect double glazed window, three piece suite comprising panelled bath, low flush wc, pedestal wash hand basin into vanity unit, chrome heated towel rail.

ADJOINING HOLIDAY COTTAGE

To the east elevation, there is an adjoining cottage which is currently used as a holiday let, and briefly comprises:

ON THE GROUND FLOOR

ENTRANCE PORCH



KITCHEN

3.30m x 2.72m (10'10" x 8'11")

Side aspect double glazed window, range of fitted base and wall mounted units, stainless steel sink and drainer with chrome mixer taps over, space for cooker and fridge, plumbing for washing machine.

SITTING ROOM

4.29m x 3.94m (14'1" x 12'11")

Front aspect double glazed bay window, cast iron open fireplace on a slate hearth with tiled slips and timber mantelpiece, twin alcoves and built-in cupboard.

TO THE FIRST FLOOR

LANDING

INNER HALL

With built-in airing cupboard and separate cupboard.

BEDROOM 1

3.96m x 2.54m (13' x 8'4")

Front aspect double glazed window, double radiator.

BEDROOM 2

2.92m x 2.54m (9'7" x 8'4")

Rear aspect double glazed window, double radiator.

BATHROOM

Triple aspect double glazed windows, four piece suite comprising panelled bath, corner shower cubicle, low flush wc, pedestal wash hand basin.



OUTSIDE

The property is approached along a private driveway and parking area to the rear, leading to:

GARAGE

9.50m x 5.28m (31'2" x 17'4")

BARN

9.55m x 9.45m (31'4" x 31")

The principal gardens are situated to the south and west elevations comprising substantial lawned gardens with herbaceous gardens. Beyond the grounds include extensively enclosed grass fields, leading to an amenity woodland to the western extent of the property. In all Pockley Gates extends to 6.42 acres (2.60 hectares) or thereabouts.

TENURE

We understand to be freehold with vacant possession on completion.

SERVICES

Mains water and electricity. Private drainage system. 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.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel: 01653 692151.

WHAT3WORDS

///before.quicksand.slogged.





COUNCIL TAX BAND

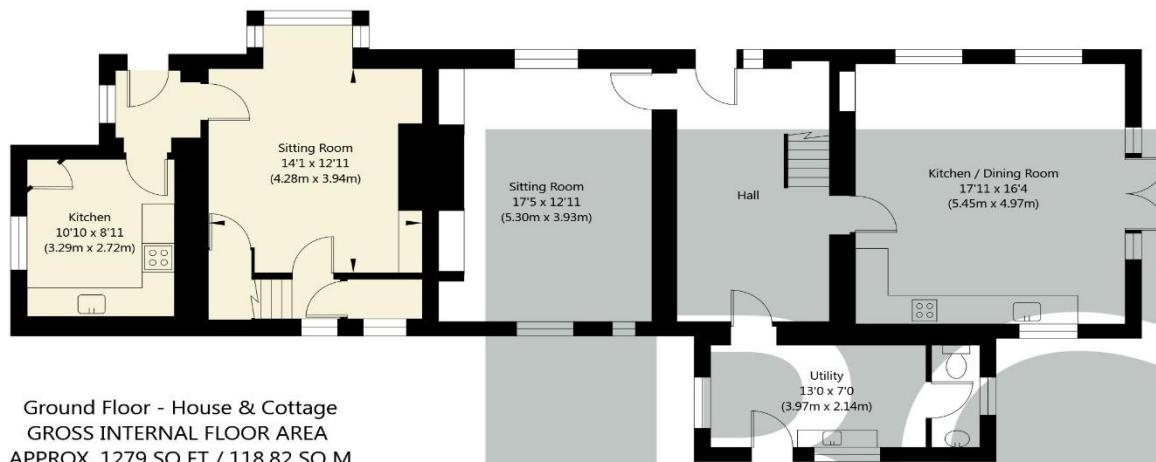
We are verbally informed the property lies in Band D. The Cottage is rated for Business Rates with a rateable value of £1,925. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council. Tel 0300 131 2131.

ENERGY PERFORMANCE RATING

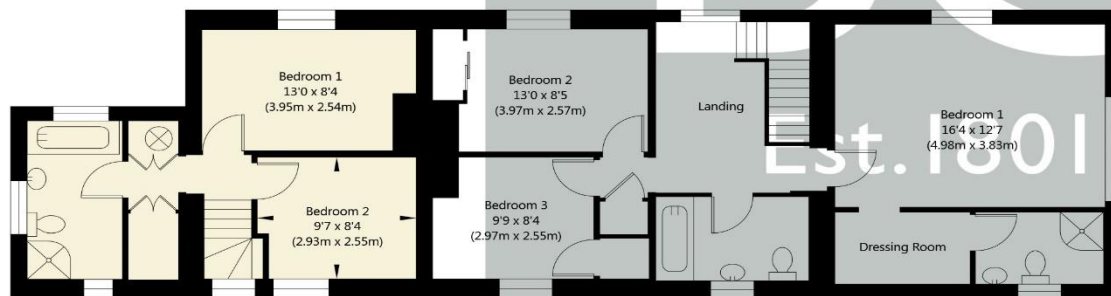
House - Band D. Cottage – Band E. The full EPCs can be viewed at our Malton office.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

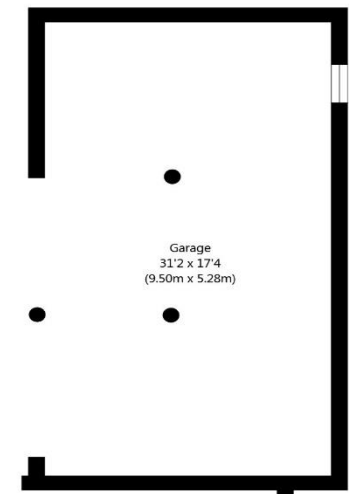




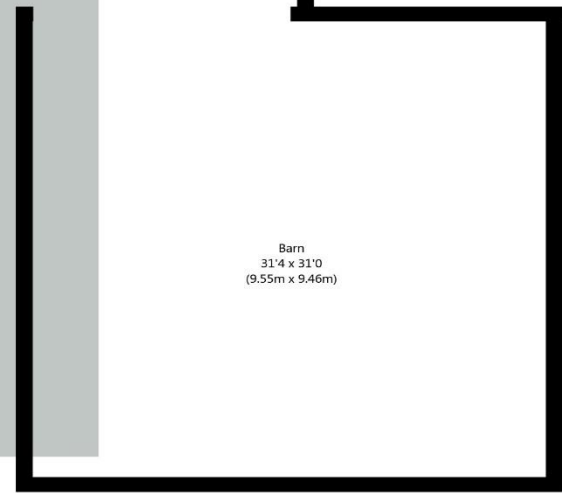
Ground Floor - House & Cottage
GROSS INTERNAL FLOOR AREA
APPROX. 1279 SQ FT / 118.82 SQ M



First Floor - House & Cottage
GROSS INTERNAL FLOOR AREA
APPROX. 1069 SQ FT / 99.28 SQ M



Garage
31'2 x 17'4
(9.50m x 5.28m)



Barn
31'4 x 31'0
(9.55m x 9.46m)

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2348 SQ FT / 218.1 SQ M - (Excluding Outbuildings)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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