



NORTH BARN, POCKLEY, YORK
£450,000

Carter Jonas

NORTH BARN, POCKLEY, YO62 7TE

A charming 2-bedroom stone built cottage located in the picturesque village of Pockley near Helmsley. This cozy retreat offers a perfect blend of rustic charm and modern comfort, making it an ideal countryside escape as a second home, holiday let or as a compact no fuss primary residence.

Interior Features:

- The cottage features an inviting open plan living room and kitchen area, adorned with exposed beams that add character and charm to the space.
- There is a traditional log burner, creating a cozy ambiance for relaxing evenings in.

Bedrooms:

- The cottage boasts two double bedrooms, each exuding their own unique character and charm.

Exterior Amenities:

- There is a raised decking area, where you can enjoy al fresco dining or simply soak up the tranquillity of the rural surroundings.
- Convenient off-street parking is provided from a gated paved area.

Area:

-The village of Pockley is about 2 miles to the north east of Helmsley, separated by the picturesque Riccall Dale. One of the few truly unspoilt North Yorkshire villages, it is characterized by its beautiful thatched and old stone cottages which line the main street. Situated on the very edge of the North Yorkshire Moors, the village is a fantastic base from which to explore some outstanding natural scenery, and at the same time it remains surprisingly well placed in relation to an excellent range of local amenities with the market towns of Kirkbymoorside and Helmsley just a short drive away. Schooling is also particularly well catered for with Ryedale Secondary School just a few miles to the south in Nawton, as well as Ampleforth College and Terrington School beyond. The larger market town of Thirsk offers a substantial range of shops and services, including a rail link to London Kings Cross in just over two hours.

TENURE Freehold

LOCAL AUTHORITY Ryedale, Band D

SERVICES Oil Central heating, mains water and sewerage.

EPC BAND To be confirmed **COUNCIL TAX BAND** D

A STONE BUILT COTTAGE IN ONE OF NORTH YORKSHIRES PRETTIEST VILLAGES.



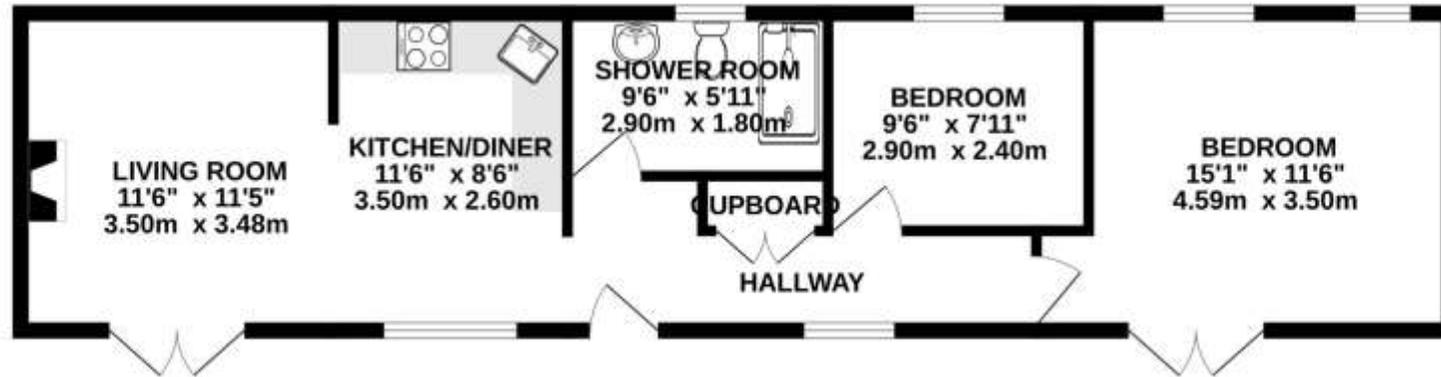


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GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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