HONEYHOLME
MAIN STREET, HAROME



A spacious, four-bedroom family house occupying a wonderful plot of 0.25 acres within one of North Yorkshire's most sought-after villages.

Entrance vestibule, study, hall, guest cloakroom, sitting room, dining room, kitchen, utility room, galleried landing, four bedrooms (two with en-suite shower rooms) & house bathroom.
Oil-fired central heating & hardwood double-glazing.
Garden room, range of outhouses, single garage & driveway parking.
Extensive, south-facing gardens to the rear.
Prime position within a sought-after village location.
No onward chain.

GUIDE PRICE £650,000

Honeyholme is a spacious, stone-built family home which enjoys lovely position fronting onto the broad Main Street in this highly sought-after village and less than 3 miles from Helmsley. The original portion of the house is understood to date from 1960 and has been subsequently extended by each successive owner. Constructed of stone beneath a clay pantile roof, the property benefits from oil-fired central heating and hardwood double-glazing.

The accommodation is arranged over two floors and briefly comprises entrance vestibule, study, hall, guest cloakroom, sitting room, dining room, kitchen with walk-in pantry and utility room. At first floor level a family bathroom and four bedrooms lead off a central galleried landing; the master bedroom enjoys a dressing room and en-suite shower room, and a guest bedroom at the eastern end of the house also benefits from its own en-suite. The accommodation is arranged in such a way that each bedroom and all principal living areas enjoy southerly aspects, overlooking the rear garden.

The house stands in a good-sized plot of approximately one quarter of an acre, including a tarmac driveway which leads to an integral garage. The rear garden has been landscaped to great effect and a stone-built garden room constructed along the eastern boundary and some original brick and pantile outhouses provide useful storage. Beyond the outhouses is a further expanse of garden which features a productive vegetable patch, fruit cage and greenhouse.

Harome is one of North Yorkshire's prettiest and most sought-after villages and lies within the Vale of Pickering. The village is well-placed for access to the nearby Georgian market town of Helmsley, just 2 ½ miles away, as well as the spectacular scenery of the North York Moors National Park. Further amenities can be found in the market towns of Pickering and Malton (12 and 14 miles respectively), and in the medieval City of York, some 24 miles south. The entire village falls within a Conservation Area and is home to the renowned Michelin-starred pub, The Star Inn, and Michelin rated Pheasant Hotel.

ACCOMMODATION

ENTRANCE VESTIBULE
2.8m x 1.9m (9'2" x 6'3")
Quarry tile floor. Casement window to the front. Half-glazed oak doors into the hall. Radiator.

STUDY
4.3m x 2.9m (min) (14'1" x 9'6")
Casement windows to either side. Radiator.



HALL
3.6m x 2.7m (11'10" x 8'10")
Staircase to the first floor. Oak flooring. Coving Radiator.



GUEST CLOAKROOM
1.6m x 1.5m (5'3" x 4'11")
White low flush WC and wash basin. Casement window to the front. Radiator.

SITTING ROOM
4.8m x 3.8m (15'9" x 12'6")
Open fire with stone surround and hearth. Four wall lights. Coving. Television point. French doors to the rear garden, flanked by two full-length casement windows. Radiator.



DINING ROOM
4.8m x 3.6m (15'9" x 11'10")
Open fire with stone surround. Coving. Two wall lights. French doors to the rear garden, flanked by two full-length casement windows. Radiator.



KITCHEN
5.5m x 2.8m (18'1" x 9'2")
Range of kitchen cabinets incorporating a double bowl, stainless steel sink unit. Range of integrated appliances, including a four-ring ceramic hob with extractor hood above, electric double oven and dishwasher. Tiled floor. Casement window to the rear. Radiator.



PANTRY
1.5m x 1.0m (4'11" x 3'3")
Fitted shelving.

UTILITY ROOM
3.1m x 2.0m (10'2" x 6'7")
Range of kitchen cabinets incorporating a stainless steel, single drainer sink unit. Cupboard housing the oil-fired central heating boiler. Extractor fan. Door and casement window to the rear. Personnel door to the garage. Radiator.

FIRST FLOOR

GALLERIED LANDING
3.6m x 3.1m (min) (11'10" x 10'2")
Casement window to the front. Airing cupboard housing the hot water cylinder with electric immersion heater.



BEDROOM ONE
3.8m x 2.9m (min) (12'6" x 9'6")
Walk-in wardrobe measuring 1.9m x 1.6m (6'3" x 5'3"). Casement windows to the front and rear. Radiator.





EN-SUITE SHOWER ROOM
2.3m x 1.8m (7'7" x 5'11")
White suite comprising walk-in shower cubicle, wash basin, bidet and low flush WC. Extractor fan. Casement window to the front. Heated towel rail/radiator.

BEDROOM TWO
4.7m x 2.9m (15'5" x 9'6")
Two wall lights. Casement windows to the side and rear. Radiator.



DRESSING AREA
1.7m x 1.1m (5'7" x 3'7")
Hanging rail and fitted shelf. Casement window to the front.

EN-SUITE SHOWER ROOM
1.7m x 1.7m (5'7" x 5'7")
Matching suite comprising walk-in shower cubicle, wash basin and low flush WC. Extractor fan. Casement window to the front. Heated towel rail/radiator.

BEDROOM THREE
3.6m x 3.2m (min) (11'10" x 10'6")
Fitted wardrobe. Casement window to the rear. Radiator.



BEDROOM FOUR
2.9m x 2.7m (max) (9'6" x 8'10")
Fitted wardrobe. Casement window to the rear. Radiator.

FAMILY BATHROOM
2.7m x 1.8m (8'10" x 5'11")
White suite comprising bath with shower over, wash basin and low flush WC. Extractor fan. Fully tiled walls Loft hatch. Casement window to the front. Radiator.



OUTSIDE

The house is back from the village street, behind a stone wall and a tarmac driveway leads to an integral garage. Most of the garden lies to the rear, enjoying a south facing aspect and extends to approximately one quarter of an acre, and includes a wonderful garden room and a useful range of brick and pantile outhouses.

INTEGRAL GARAGE
5.1m x 3.0m (16'9" x 9'10")
Electric up and over door. Personnel door to the house. Casement window to the side. Electric light and power.

GARDEN ROOM
5.1m x 3.4m (16'9" x 11'2")
Hardwood windows to three sides, including a pair of sliding doors to the front and a door to the southern end. Two Velux roof lights to the rear. Quarry tile floor. Gas fired stove.



WORKSHOP
3.6m x 2.6m (11'10" x 8'6")

GARDEN STORE
3.6m x 2.3m (11'10" x 7'7")

TOOL SHED
3.6m x 1.8m (11'10" x 5'11")

LOG SHED
3.6m x 2.3m (11'10" x 7'7")









GENERAL INFORMATION

Services:	Mains water, electricity and drainage. Oil-fired central heating.
Council Tax:	Band: G (North Yorkshire Council).
Tenure:	We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code:	YO62 5JF.
EPC Rating:	Current: E40. Potential: D58.
Viewing:	Strictly by prior appointment through the Agent's office in Malton.

All measurements are approximate. The services described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Regulatory Compliance Charge

A mandatory fixed Regulatory Compliance Charge of £30 plus VAT (£36.00) is payable by the buyer for the administration and completion of required regulatory checks, including AML verification. Payment must be made by BACS before the checks can commence and the sale can progress to the legal stage.











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