



ROSE COTTAGE, RIEVAULX, YORK
OFFERS OVER £495,000

Carter Jonas

ROSE COTTAGE, RIEVAULX YORK, YO62 5LD

Situated in the tranquil valley of the River Rye, the village of Rievaulx is located in what was once the inner court of its eponymous abbey, one of the most powerful Cistercian Abbeys of England. The impressive ruins now stand proudly in the centre of this picturesque village, giving a dramatic backdrop to the pretty stone houses that form its small community.

Very few of these houses are privately owned, the majority having been in the ownership of one local estate for many years. The sale of Rose Cottage therefore presents an extremely exclusive opportunity, particularly so given its prime position within the village and facing directly onto the Abbey. The property as it stands provides around 1000 square feet of accommodation over 2 floors, with great potential for renovation and improvement. Every room boasts fabulous views of the Abbey and surrounding countryside, perfectly designed to make the most of this special setting. Planning permission has been granted for a ground floor side extension, details of which are available on request.

Rose Cottage sits fairly centrally in its generous plot, set back from the lane behind mature hedging. The lawned garden has been well-tended, interspersed with planted beds and bordered by low level stone walls. There is a stone outbuilding and a spacious area to create a driveway, with gated access from the lane.

Rievaulx lies just 3 miles from Helmsley, a highly desirable market town on the edge of the North Yorkshire Moors with excellent local facilities including a wide range of shops, a medical centre, a library and a primary school. Ampleforth College and Ryedale Secondary School are also close by. With some of the most beautiful countryside on the doorstep, a wide range of local restaurants and public houses to enjoy and the coast also within easy travelling distance, the location is hard to beat.

Please note: the property is subject to a covenant which prohibits the use as a holiday let.

TENURE Freehold

EPC BAND F

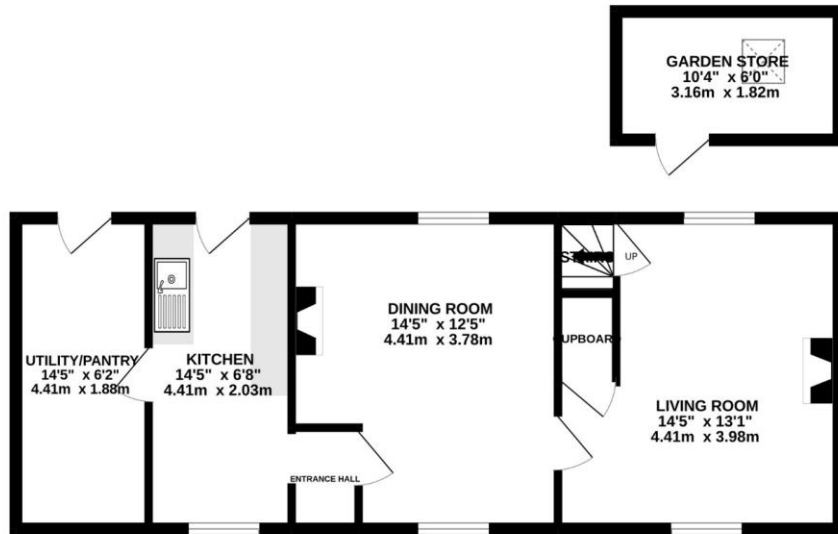
A CHARMING DETACHED COTTAGE WITH SPECTACULAR VIEWS OF RIEVAULX ABBEY. AN EXTREMELY RARE OPPORTUNITY, JUST 3 MILES FROM HELMSLEY



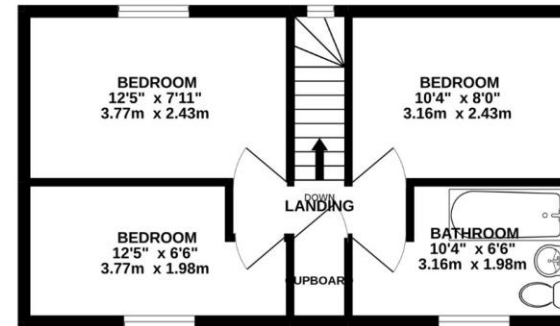




GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.

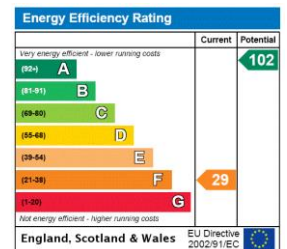


1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.6 sq.m.) approx.

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York 01904 558200

york@carterjonas.co.uk
82 Micklegate, York, YO1 6LF

carterjonas.co.uk
Offices throughout the UK

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