



Peter  
**illingworth**  
ESTATE AGENTS



**Mabrouk Cottage, Chapel Lane  
Harome, York, YO62 5JL  
Price Guide £315,000**

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A delightful period two bedroom oil fired centrally heated semi-detached stone cottage, occupying a corner plot, situated in the highly sought after rural village of Harome and within the village conservation area. The cottage is full of character including beamed ceilings with a fine position overlooking countryside to the south. The accommodation, on the ground floor: Sitting room with log burning stove, fitted kitchen/dining area. First Floor: landing, double bedroom with southerly views and house bathroom. Second floor: double bedroom with cathedral style ceiling and southerly views. Externally to the front there is a small cottage garden enclosed by picket fencing. Lawned well stocked garden to the side part bounded by stone walling.

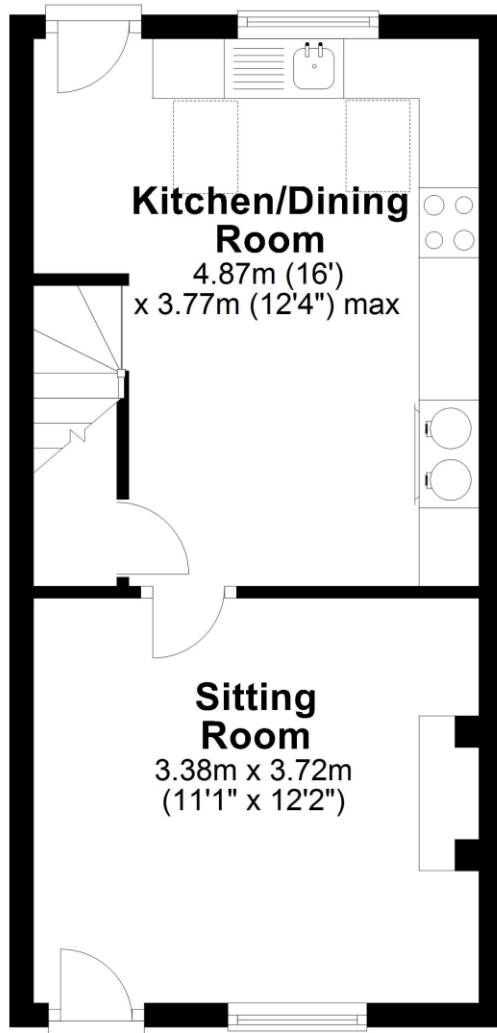
Harome is the home to the Michelin starred restaurant The Star Inn as well as to the highly regarded Pheasant Hotel over-looking the mill pond.

The renowned North York Moors National Park is located close by. The ancient market town of Helmsley is within a short drive. The ancient city of York and the coastal resorts of Scarborough and Whitby are easily commutable.



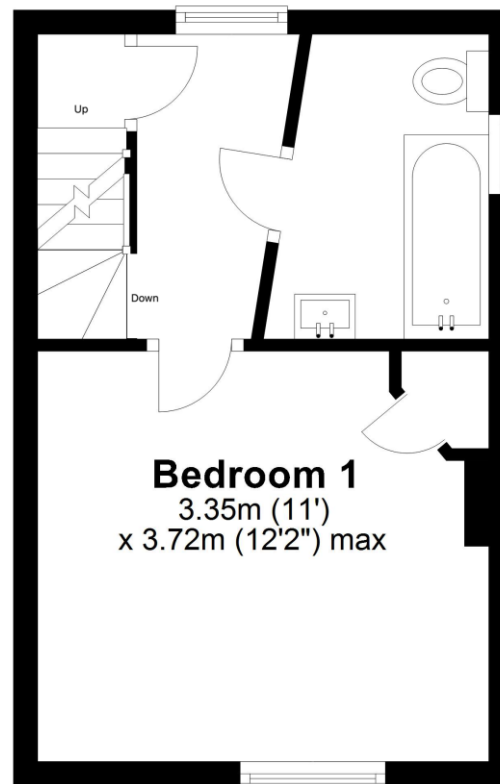
## Ground Floor

Approx. 29.9 sq. metres (322.3 sq. feet)



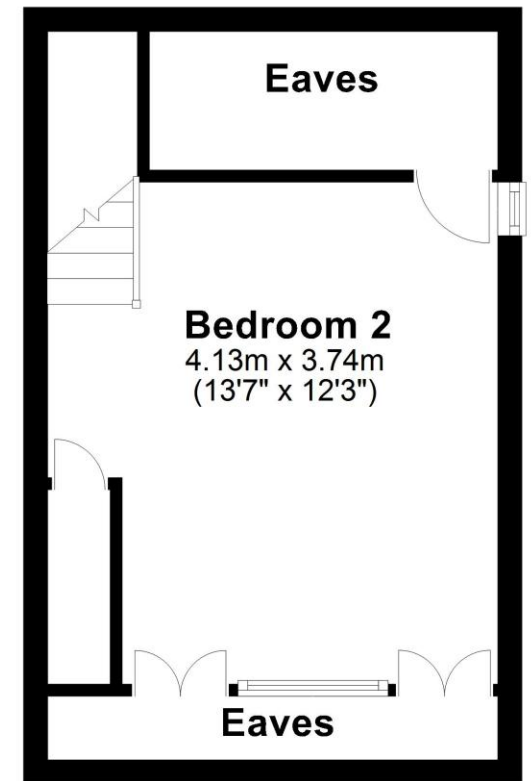
## First Floor

Approx. 22.3 sq. metres (239.8 sq. feet)



## Second Floor

Approx. 22.3 sq. metres (239.8 sq. feet)



Total area: approx. 74.5 sq. metres (802.0 sq. feet)

For information purposes, not to scale











**Tenure:** We understand the property to be freehold and vacant possession will be given on completion.

**Notes:** i) A right of way exists between the former Methodist Chapel to access the property at the rear and over Aban next door.  
ii) The electric Rayburn has been disconnected and could be reconnected.

**Services:** Mains water, drainage and electricity are laid on. The property has the benefit of oil fired central heating.

**Property Tax:** Band C

**Energy Performance Rating:** Band E

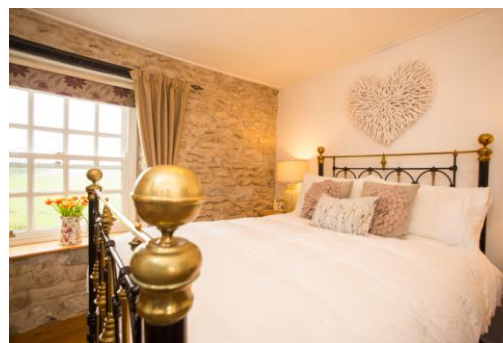
**Photography:** By Peter Illingworth

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**Need advice on buying through another agent?** Contact Helen Shaw on 01751 431107 for an independent inspection by an experienced Chartered Surveyor, backed up by the RICS HomeBuyer report.

### Viewing:

Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York. Tel: 01751 431107



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