



Peter  
**illingworth**  
ESTATE AGENTS

**2, Chapel St, Nawton, Beadlam**  
**York YO62 7RE**  
**Price Guide £295,000**

[www.peterillingworth.co.uk](http://www.peterillingworth.co.uk)  
Freehold  
EPC Band D Property Tax Band C



## Charming Yorkshire Cottage in the Heart of Nawton

Discover this beautifully extended, three bedroom period stone cottage, perfectly blending traditional character with modern comfort. Set in the sought-after village of Nawton, this mid-terrace home offers spacious living and a warm, inviting atmosphere.

The property features a thoughtfully designed single-storey rear extension, creating a stunning open-plan kitchen and dining area—ideal for family life and entertaining. With gas central heating and double glazing, this home combines efficiency with timeless appeal.

### Accommodation Includes:

- **Ground Floor:** Welcoming entrance hall, cosy sitting room, impressive open-plan kitchen/dining area and cloakroom.
- **First Floor:** Two bedrooms and a house bathroom.
- **Second Floor:** Generous third bedroom with en-suite WC.
- **Outside:** Rear yard and useful outbuilding.

### Location Highlights:

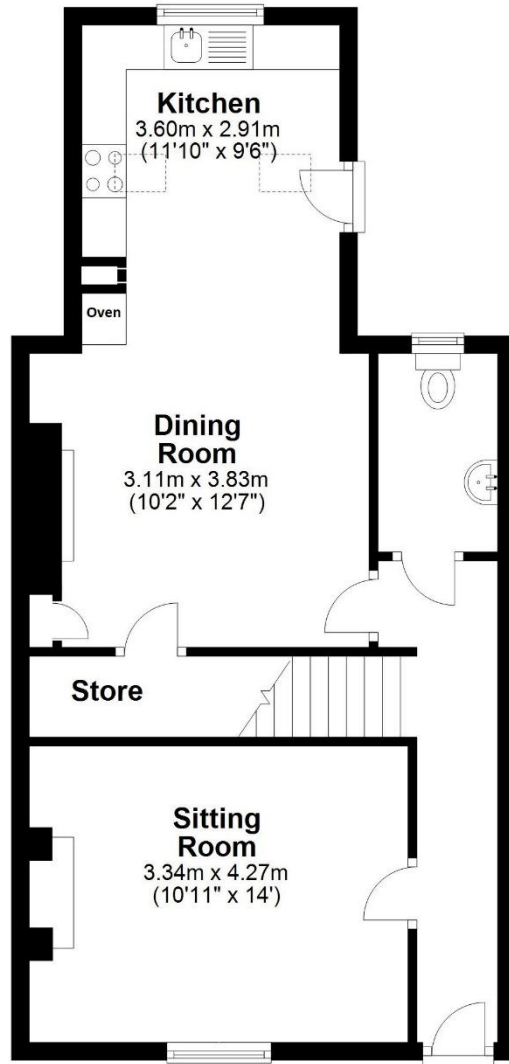
Nawton is home to the highly regarded Ryedale School and Nawton Community Primary School, making it an excellent choice for families. The charming market towns of Helmsley and Kirkbymoorside are just three miles away, while the breathtaking North York Moors National Park lies close by. York, Scarborough, and Whitby are easily accessible, and mainline rail connections are available at Thirsk and Malton.

This delightful cottage offers the perfect blend of rural tranquility and convenient access to local amenities - an opportunity not to be missed.



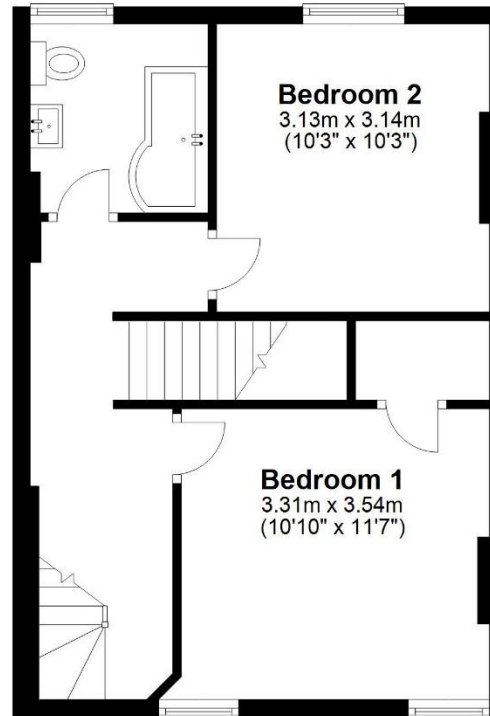
## Ground Floor

Approx. 51.7 sq. metres (556.4 sq. feet)



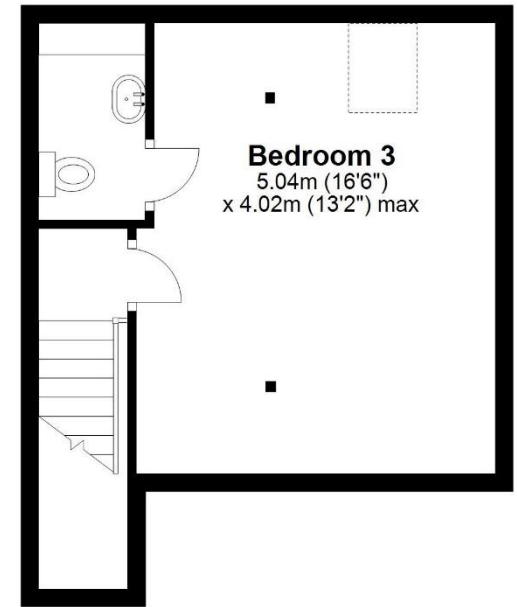
## First Floor

Approx. 40.9 sq. metres (440.7 sq. feet)



## Second Floor

Approx. 27.0 sq. metres (290.7 sq. feet)



Total area: approx. 119.6 sq. metres (1287.8 sq. feet)

**2 Chapel Street, Nawton**

For information purposes, not to scale











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

**Notes:**

No 2 has a right of way to access Chapel Street from the rear yard, which is convenient for the emptying of bins, as well vehicle access for dropping off.

**Services:** Mains water, drainage, gas and electricity are laid on.

**Energy performance rating:** Band D

**Property tax:** Band C

**Need to sell your own property?**

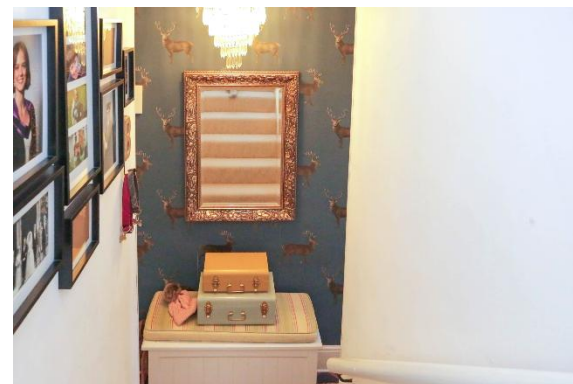
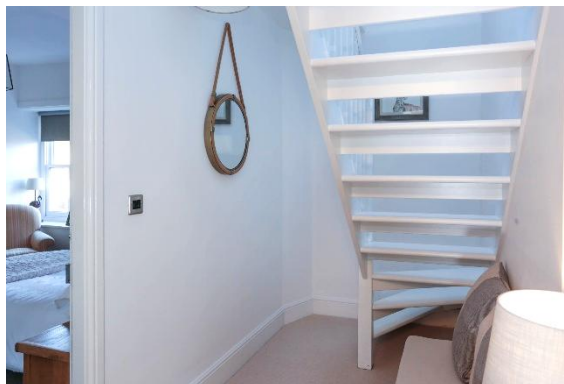
Contact Peter Illingworth on 01751 431107 for no-obligation advice.

**Photography:** By Peter Illingworth

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**Viewing:**

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



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