



THE HOLLIES

Harome, near Helmsley



GSC GRAYS

PROPERTY • ESTATES • LAND

THE HOLLIES

MILL STREET, HAROME, HELMSLEY, NORTH YORKSHIRE, YO62 5JG

A UNIQUE COUNTRY PROPERTY WITH STUNNING INTERIORS
OFFERING FLEXIBLE LIVING ACCOMMODATION IDEAL FOR
MULTIGENERATIONAL LIVING, INCOME GENERATION OR SEPARATE
GUEST ACCOMMODATION AND SITUATED IN ONE OF THE
REGION'S MOST DESIRABLE VILLAGES

Holly Cottage

Dining hall • Sitting room • Kitchen • Utility room • Cloaks/WC
Two double bedrooms • Two bath/shower rooms (one ensuite)

Foxglove Cottage

Entrance hall • Sitting room • Kitchen • Double bedroom • Bathroom

Primrose Cottage

Bedroom with Sitting area • Shower room
Garaging • Extensive outbuildings • Established garden and grounds

FOR SALE AS A WHOLE AS ONE LOT



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Holly Cottage



Holly Cottage



Holly Cottage

Situation

Much admired for its individual homes and with only limited new development in recent years, it is no wonder the North Yorkshire village of Harome enjoys such popularity. To many it is also the regional destination for food lovers with two award winning restaurants/hotels being the Star Inn and Pheasant Hotel. The village sits on the edge but just outside both the Howardian Hills National Landscape and North Yorks Moors National Park with the picturesque and well serviced market town of Helmsley only a 5-6 minute short drive. Scarborough is some 31 miles to the east, Thirsk 17 miles to the west and York 25 miles to the south.

Description

The Hollies occupies a prominent yet quiet position at the southern end of Mill Street, on the edge of the village in grounds of just over half an acre with particularly pleasant views over the surrounding countryside.

The grade II listed thatched principal dwelling, known as Holly Cottage, exudes character as one would expect with a property dating from the C17th and believed to have earlier origins. The secondary dwellings at The Hollies comprise the delightful Foxglove Cottage and a pretty annex known as Primrose Cottage. Both are self-contained one bedroomed properties of varying size. The latter is ideally suited for use by dependent relatives, and the former for holiday letting



Holly Cottage



Holly Cottage



Holly Cottage



Holly Cottage



Foxglove Cottage



Foxglove Cottage



Foxglove Cottage



Foxglove Cottage

purposes, to compliment the generous two bedroom living accommodation within Holly Cottage itself. Foxglove Cottage also has potential for enlargement into an attached utility store/garage (subject to appropriate consents). Each property is presented in its own distinctive and immaculate style following comprehensive improvement and upgrading by the present owners in recent years to an exacting standard.

The Hollies stands in substantial grounds totally some 0.53 acres being predominantly lawned, yet arranged to give private garden and terracing areas for each of the dwellings whilst at the same time not compromising the overall feeling of space and openness, nor the lovely views.

Tenure

Freehold with vacant possession on legal completion.

Services

Mains water, electricity and drainage. Each of the properties at The Hollies is individually heated.

Local Authority

North Yorkshire Council

Council Tax

Band E (Holly Cottage)

Band A (Foxglove Cottage)



Easement and Rights of Way

The property is sold subject to and with the benefit of all existing wayleaves, easements, and rights of way, public and private, whether specifically mentioned or not.

Directions

Proceed into Harome from Helmsley, pass the Star Inn, proceed to the junction by the church. Turn right onto Mill Street, proceed past both the Pheasant Hotel and the duck pond, then continue to the end of the lane where Holly Cottage will be seen on the left hand side. To park, continue around the bend to the left, and the driveway for The Hollies is on the left through a timber gate.

what3words

///fruity.chess.grow

Energy Performance Certificate

Holly Cottage is a listed building.

Owners Insight

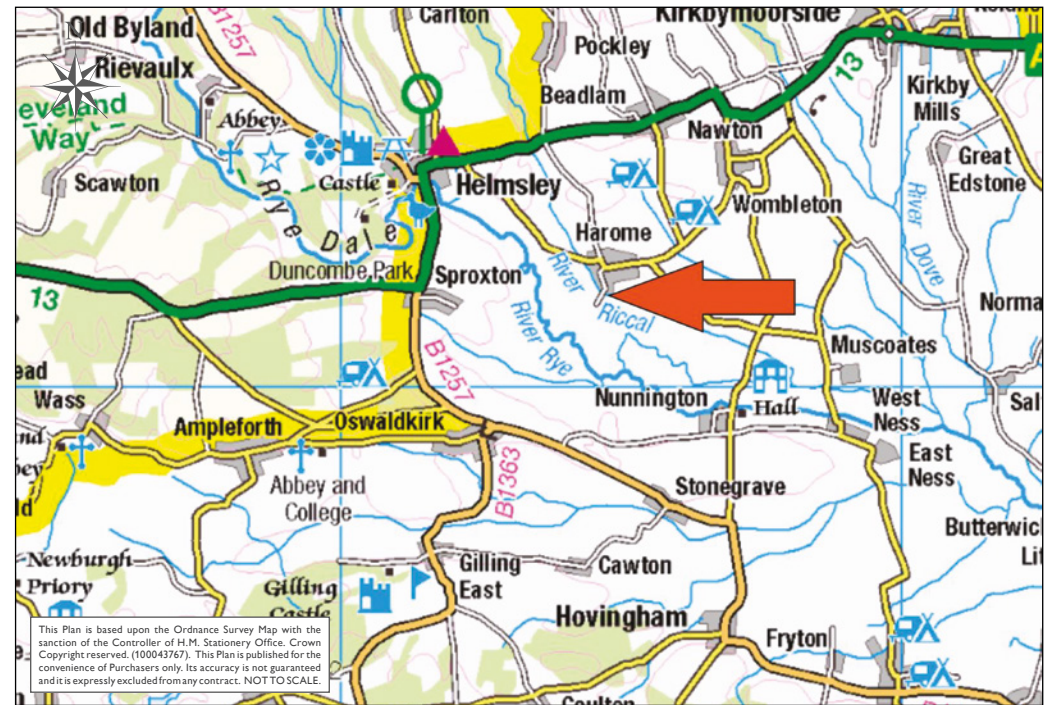
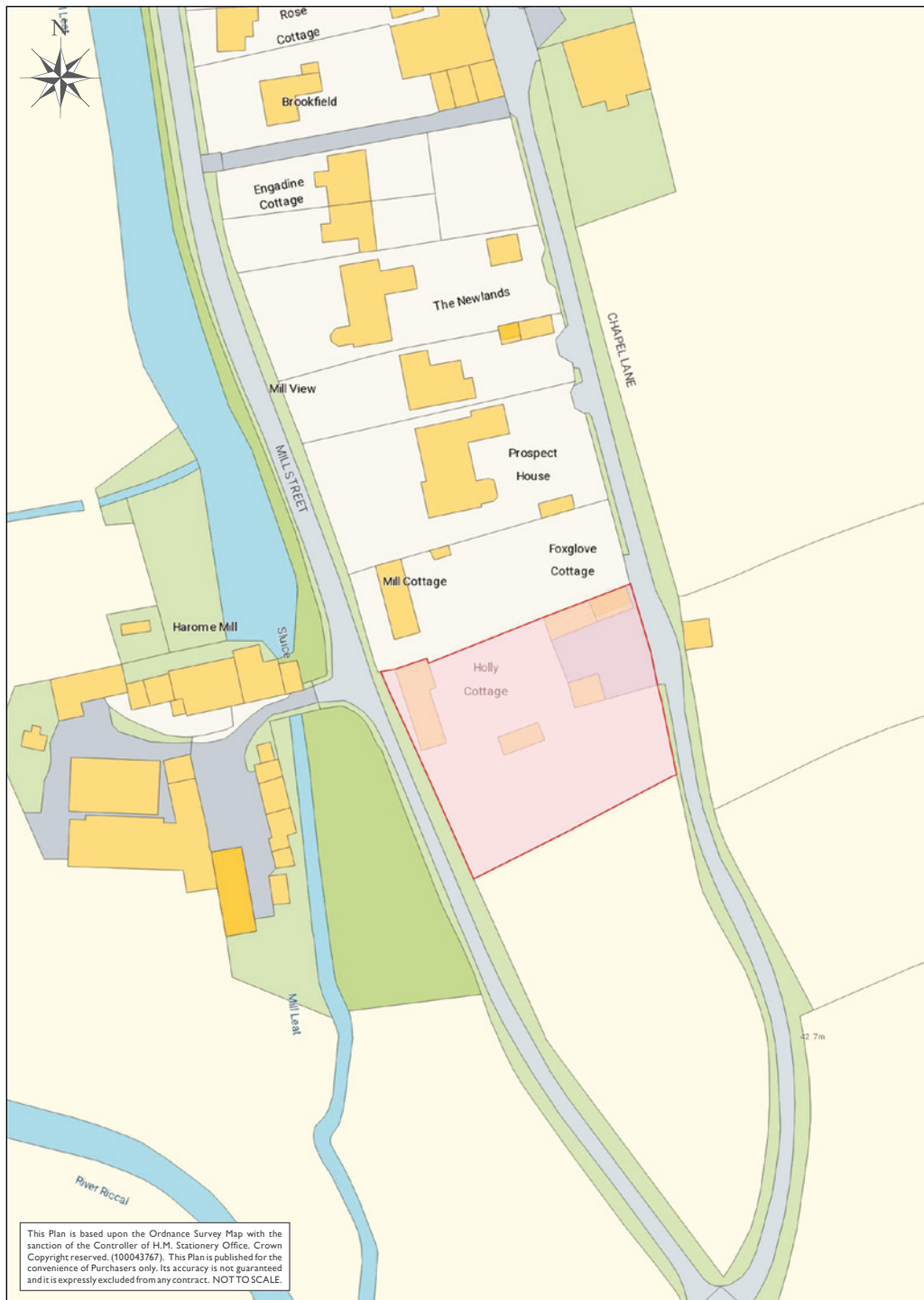
We love the peace and beauty at the property and the local landscape, a perfect English idyll around a thatched country cottage.

Viewing arrangements

Strictly by appointment with GSC Grays.

T: 01423 590500 | E: tajw@gscgrays.co.uk





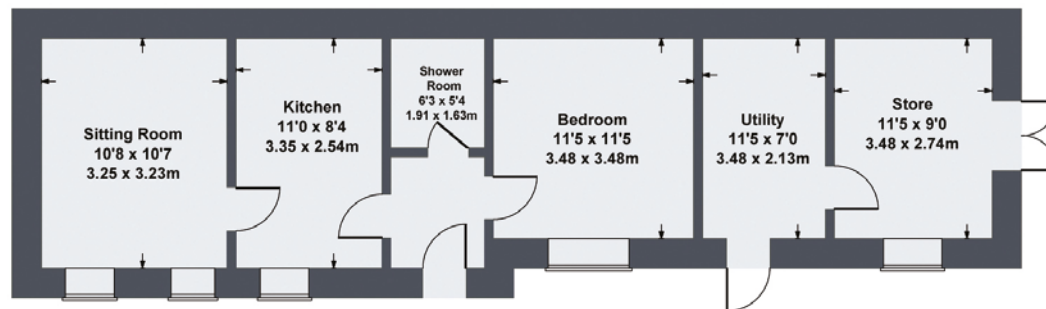
Holly Cottage

Approximate Gross Internal Area
2112 sq ft - 196 sq m

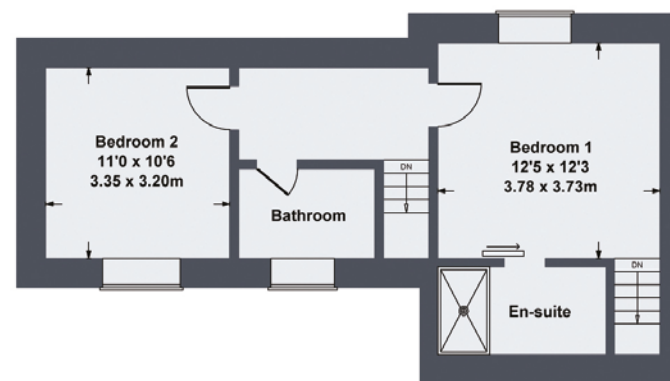
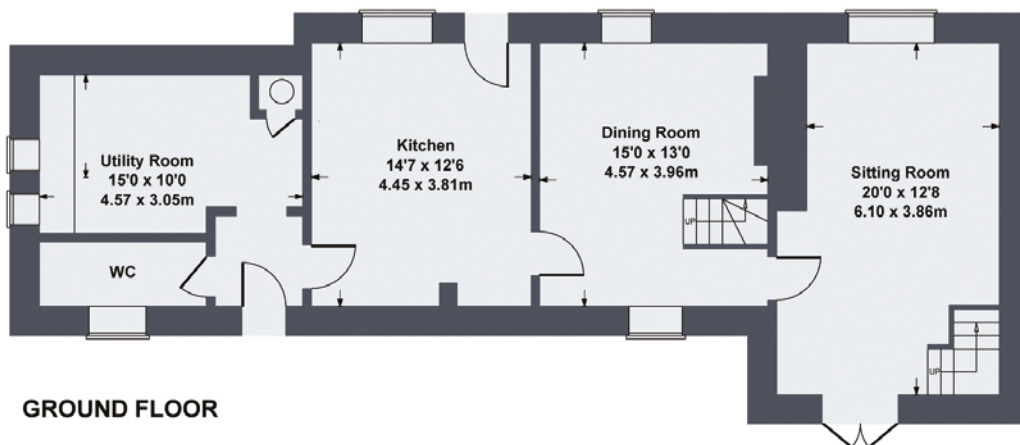
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

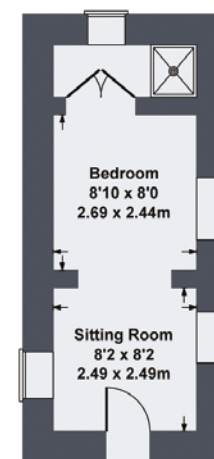
Produced by Potterplans Ltd. 2025



Foxglove Cottage



FIRST FLOOR



Primrose Cottage

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
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3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: July 2026

Photographs taken: May 2025