

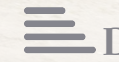
...your home is where our heart is



Main Street

Helperby, York, YO61 2NT

Offers Over £600,000



Main Street

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STYLE - Impressive Family Home Brimming with Character and Modern Comforts

HIGHLIGHTS - Just over 3000 sq ft of living, generous sized room, Four Doubles, Three Bathrooms, Enclosed Walled Garden.

THREE WORDS - Idyllic. Lifestyle. Living.

Character-Filled Family Home in Helperby

Nestled in the heart of the desirable village of Helperby, Fishermans House is an impressive family home brimming with character and modern comforts. This spacious and versatile property is perfect for contemporary living, seamlessly blending old-world charm with modern-day amenities, making it an ideal setting for entertaining and family time.

Ground Floor

Step through the open front door, welcome home! into a welcoming hallway that sets the tone for the rest of the home.

To the left, a generous sitting room awaits, and sets the tone for the rest of the home. Featuring an exposed brick fireplace with log burning stove. The bay to the front with four windows overlooking Main Street bathes the room with natural light. This leads to the breakfast kitchen, a sociable space fitted with oodles of cupboards and drawers, granite worktops. There is space for a Stoves Range, dishwasher, and an American-style fridge freezer. The central island provides additional storage and a handy spot for lunch.

The second reception room is a versatile space with views to the front and new bifold doors that effortlessly connect to the garden. This room is wonderfully light and airy, perfect for a family room, snug, or dining area, complete with feature fireplace. Additional features on this floor include a utility room, cloakroom, and stairs leading to a useful cellar.

First Floor

Ascend the oak staircase to the first floor, where you'll find three large double bedrooms, one with an ensuite, and a newly fitted house bathroom.





Top Floor Master Bedroom

A further staircase leads to the top floor dedicated to the master bedroom, with dressing area and boasting a luxurious bathroom with a freestanding bath and walk in shower.

Outside

The lovely walled garden is a real suntrap, beautifully landscaped with a lawn, mature shrubs, flowering plants, and a fishpond. An outbuilding provides useful storage, and there is private parking. Fishermans House has a right of access over the driveway from the neighbouring property.

Services

- * Double glazed windows, New External Doors. Utility Door is a Stable Door.
- * Underfloor heating on ground floor
- * Oil-fired central heating
- * Mains drainage

This superbly updated home, with new double-glazed windows (excluding Velux Windows), New External Doors. Utility door is a Stable door. New bifold doors, three new bathrooms, a kitchen island, and underfloor heating on ground floor, offers a blend of character and modernity that is hard to find. Don't miss the opportunity to make Fishermans House your new family haven.

Helperby

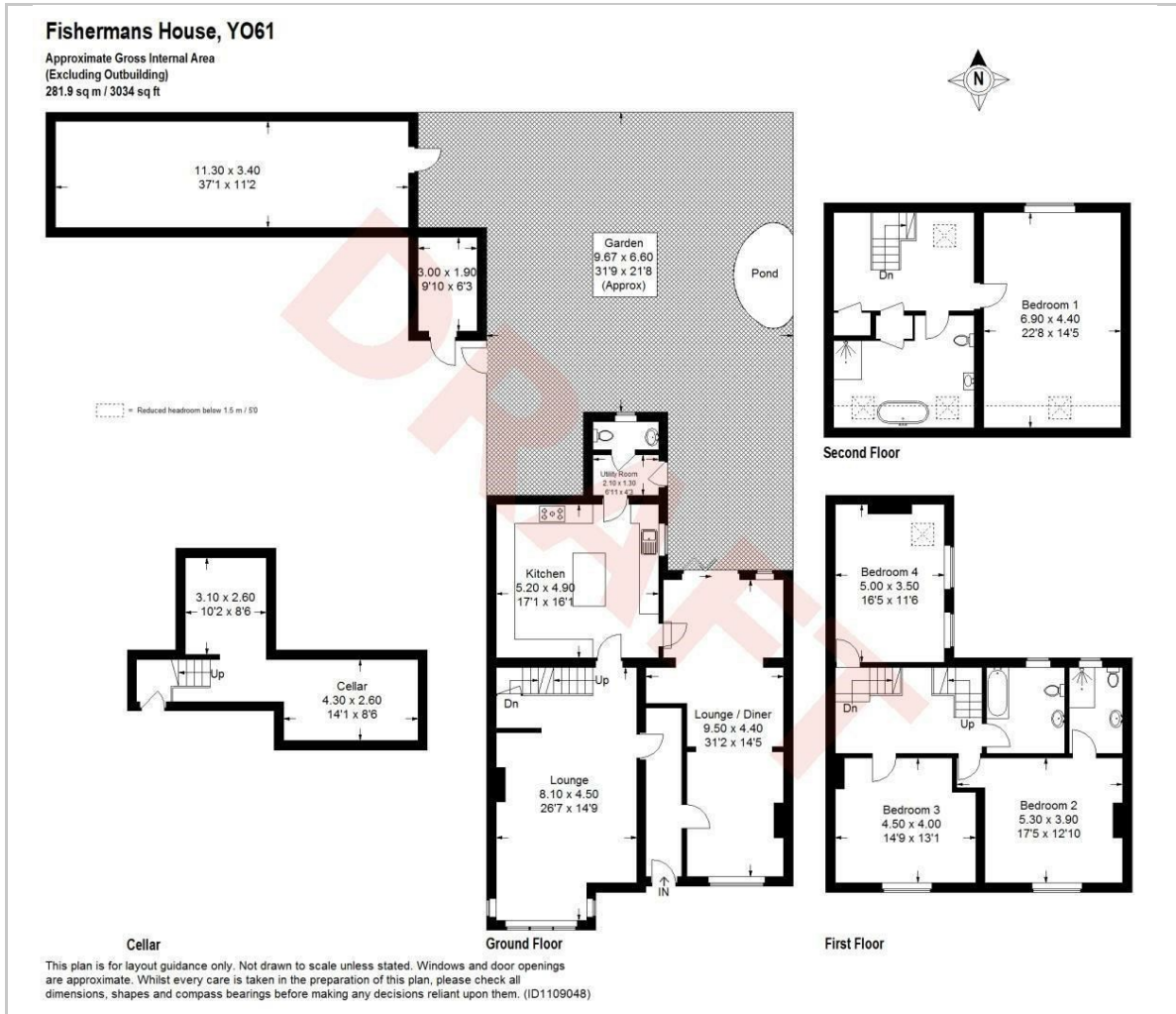
Thought to have been a Danish settlement, the historic conservation village of Helperby oozes character.

There are plenty of walks for dog walkers, including a number along the river Swale, or take a stroll around the village. There are two pubs, The Oak Tree Inn and The Golden Lion where you will always be greeted with a warm welcome a glass of wine or a pint!

The village offers a doctor's surgery, church and primary school. It is well located and readily accessible to York, Boroughbridge and Easingwold. There is easy access to the A1 (M) and A19.



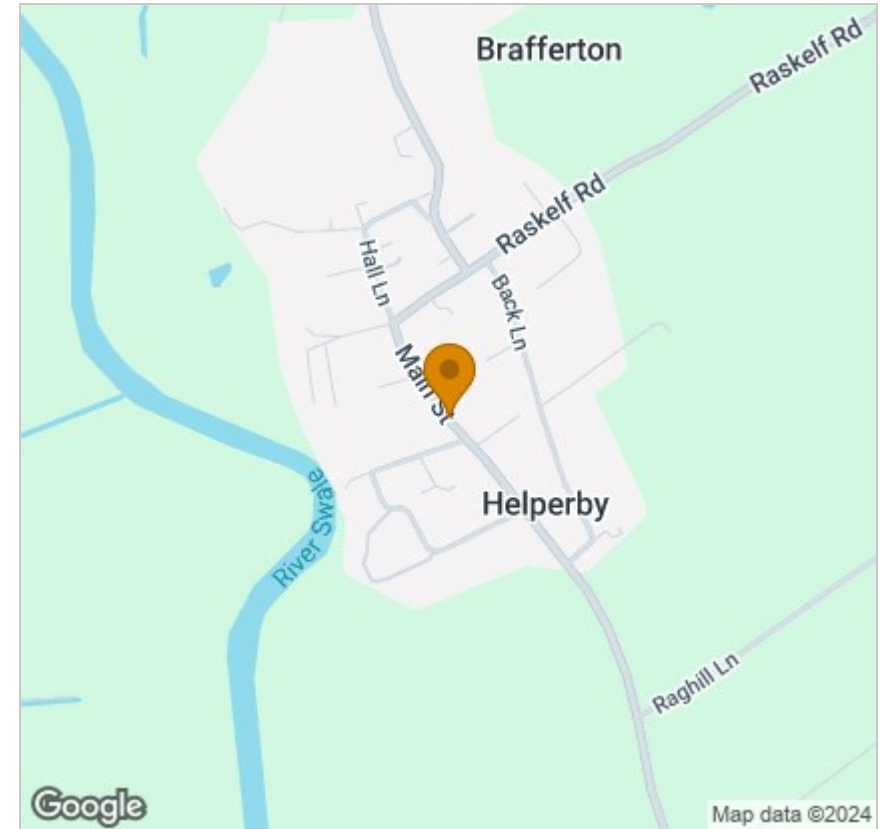
Floor Plan



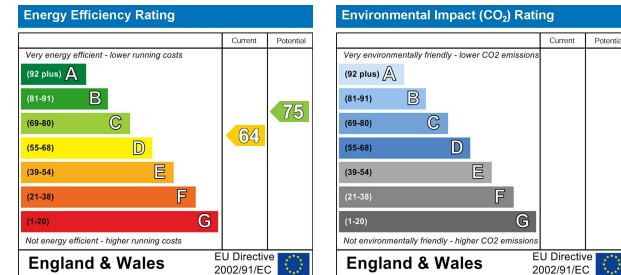
Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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