

Blenkin

& Co



14 CHURCH STREET • HELMSLEY • NORTH YORKSHIRE



Blenkin
& Co

 OnTheMarket™

PRS Property Redress Scheme



Priestley House, 36 Bootham

York, YO30 7BL

sales@blenkinandco.com

01904 671672

blenkinandco.com



14 CHURCH STREET

Helmsley, North Yorkshire YO62 5AD

Thirsk/A19 14 miles • Malton 15 miles

A1(M) 21 miles • York 22 miles •

Scarborough 30 miles

**Handsome Georgian townhouse
in the heart of Helmsley with a
garden and garage**

Entrance and staircase hall • porch •
kitchen breakfast room • 2 reception
rooms • wc • 4 bedrooms • house
bathroom

Outbuilding / laundry room • garage •
off street parking

Garden and grounds

For Sale Freehold



Blenkin
& Co

14 Church Street dates from the eighteenth century and is situated in the heart of Helmsley old town, just a hop, skip and a jump from the market square. From front and back the property enjoys outstanding vistas, including one of the finest views of Helmsley's medieval castle with its mighty earthwork banks. This cherished home is on the market for the first time in over forty years and is offered with no onward chain.

- Mid terrace Georgian townhouse, Grade II listed
- Exposed beams, 16-pane sash windows, original Victorian range
- Versatile accommodation of nearly 1800 sq ft
- Landscaped rear garden
- Garage and off street parking
- Wonderful views of Helmsley Castle from the upper floors
- 2-minute stroll from the historic marketplace
- Range of fine country walks from the doorstep

This mid-terrace property was constructed in the eighteenth century of limestone with stone lintels and sills and a slate roof. At the front is a fine panelled door beneath the original fanlight window. No. 14 was part of a warehouse complex converted to residential in 1830 and the industrial units at the rear were converted into workmen's cottages in the 1900s. These attractive cottages face the rear garden of No. 14 and retain rights of access.

The porch with a stone-flagged floor leads to the kitchen/breakfast room with ample space to accommodate a family-sized table and a window seat beneath a 16-pane window

overlooking the garden. A wide archway connects the kitchen/breakfast room to the sitting room which has a fireplace with gas fire on a stone hearth and an outlook to the parish church. The handmade fitted kitchen is from Treske of Thirsk and includes granite worktops, an original ceramic inset sink and Neff appliances. A handsome oak staircase descends to the lower ground floor, a versatile 21 ft living space with a separate cloakroom/wc. This room benefits from natural light on two sides, has a tiled floor and features the original Victorian cast-iron range.

The three upper floors of the property provide adaptable space that includes three large double bedrooms and a single bedroom all served by a house bathroom. Two bedrooms enjoy wonderful views through a pair of windows across to the church and marketplace. Bedroom 3 spans the entire top floor and comes with a good roof height and exposed roof trusses. There are two window seats and an exceptional south west outlook across rooftops to Helmsley Castle and surrounding woodland.

Outside

At the rear, the cobbled yard includes a sheltered patio area that faces southwest across the garden. Directly opposite the porch lies the outbuilding; this useful space holds the boiler and has been converted into a utility/laundry room with Belfast sink and terracotta tiled floor. The cobbled area sweeps around to the landscaped garden at the end of which lies the single garage. The garage is detached, has power and light, a side door and up & over garage doors; there is a parking space for a car in front of the garage and at the side. Duncombe Park Estate have adopted

this rear access lane. The rear garden enjoys a sunny aspect and is predominantly laid to lawn. An herbaceous border runs along the boundary wall, there is a young Himalayan Birch tree and a glorious rose arch flanked by colourful beds. A gazebo attached to the garage provides an ideal place for sitting out and enjoying the garden.

Environs

Straddling the Howardian Hills and the North York Moors, Helmsley is one of the most

sought-after market towns in Ryedale. It provides essential amenities as well as delicatessens, boutiques, a department store, cafés, restaurants and a thriving arts centre. Alongside its bustling market square are cobbled streets, a medieval castle, an historic five-acre walled garden and the green open parklands of Duncombe Park Estate beyond. It is a rural town that offers good access to the city of York, the coast and the A19 connecting to the A1(M) and national motorway network.



Tenure: Freehold

EPC Rating: Exempt as Grade II listed

Services & Systems: All mains services.
Gas central heating - Worcester gas combi

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewing: Strictly by appointment

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Local Authority: North Yorkshire Council
www.northyorks.gov.uk

Directions: The property lies opposite All Saints Church. [///finer.headsets.songs](http://finer.headsets.songs)

14 Church Street, Helmsley, York, YO62 5AD



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1772 SQ FT / 164.56 SQ M - (Excluding Store)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2024



Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. Photographs, particulars: April 2024



City

Country

Coast