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14 CHURCH STREET • HELMSLEY • NORTH YORKSHIRE



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## 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 with gazebo

**For Sale Freehold**



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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. 14 Church Street 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, now two dwellings. No. 14 retains right of access to the pretty part-walled garden and garage.

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 an outbuilding; this useful space holds the boiler and has been converted into a utility/laundry room with Belfast sink and terracotta tiled floor.

A right of access, passing in front of two cottages, links the yard to the garden, gazebo and garage. At the rear boundary of the garden, a glorious rose arch flanked by

colourful beds creates an approach as well as privacy. A gazebo attached to the rear of the garage is visible from the house and provides an ideal place for sitting out and enjoying the garden.

The single 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.

### 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](http://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.  
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City

Country

Coast