

MULBERRY LODGE

19 Linkfoot Close, Helmsley, York YO62 5FA



MULBERRY LODGE

Handsome modern house with a double garage and wraparound landscaped garden, situated on the eastern edge of Helmsley

Thirsk/A19 14 miles • Malton 15 miles • A1(M) 21 miles • York 22 miles • Scarborough 30 miles

Entrance and staircase hall • cloakroom/wc • sitting room • kitchen/dining and garden room • utility room

Principal bedroom suite with bathroom • 3 further bedrooms • 2 further bathrooms (1 en suite)

Double garage • landscaped gardens to three sides

For Sale Freehold

**Blenkin
& Co**

ESTABLISHED 1992

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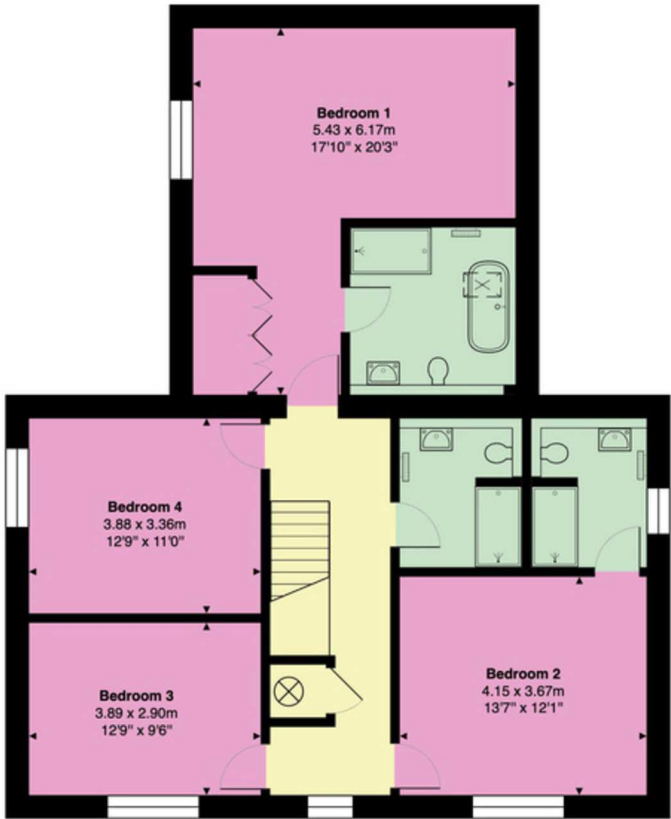
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Ground Floor

Gross Internal Area (excluding double garage): 83.6 m² ... 900 ft²



First Floor

Gross Internal Area (excluding double garage): 101.4 m² ... 1091 ft²

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Gross Internal Area: 185.0 m² ... 1991 ft² (excluding double garage)

All measurements and fixtures including doors and windows are approximate and should be independently verified
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www.matthillier.co.uk

City

Country

Coast

Mulberry Lodge is a beautifully appointed home occupying a peaceful corner plot on the edge of this charming market town. Built in 2015 with attractive stone elevations and a steeply pitched pantile roof, this impressive double-fronted property has been finished to an exacting standard, offering well-proportioned rooms and a ground-floor layout perfectly suited to modern living. The house comes with delightful, landscaped gardens designed for relaxation and entertaining, along with an integral double garage and off-street parking.

- Link-detached house with integral garage
- Nearly 2000 sq ft of beautifully proportioned living accommodation
- Energy efficient B rating
- Underfloor heating throughout
- High specification kitchen and bathroom fittings
- Double garage with parking in front
- Landscaped gardens – south and west facing
- Less than 10 minute walk to Helmsley's flourishing market square



Tenure: Freehold

EPC Rating: B

Council Tax Band: F

Services & Systems: All mains services.

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.

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

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.





At the heart of the home is the kitchen, dining, and garden room - a superb open-plan living space designed for modern family life, with a seamless connection to the garden and ample space for a family-sized dining table. The Shaker-style kitchen features extensive cabinetry, including a larder unit, high-quality built-in appliances, granite worktops, and a central island with twin Butler sinks and a Quooker tap, illuminated by pendant lighting. A utility room provides additional storage with fitted units and a sink and includes a useful walk-in understairs cupboard. The open-plan garden room is filled with natural light from windows on three sides and a striking lantern roof window. Bifold doors open onto the south- and west-

facing landscaped gardens, creating a delightful setting for outdoor entertaining and relaxation.

The sitting room is a well proportioned room, extending over 20 feet, and featuring built-in display shelving along one wall. It includes an electric fire set within a traditional surround, creating an elegant focal point.



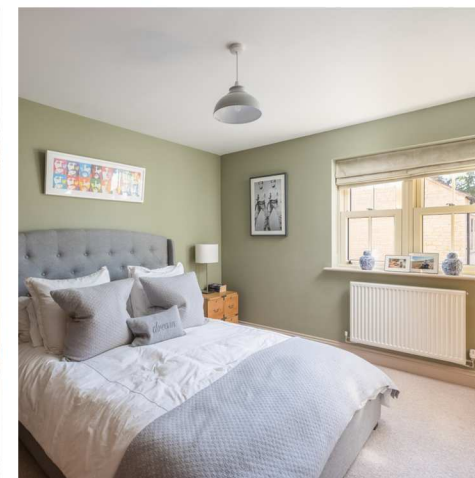
Upstairs, a central landing gives access to the four double bedrooms and airing cupboard. The principal bedroom suite, situated in the western wing, includes a bedroom with built-in wardrobes and a south-facing window offering garden views and glimpses of the hills, together with a generous bathroom featuring a freestanding bath, separate shower, and heated towel rail. There are three further double bedrooms, one with an en suite bathroom, along with a house shower room. All bathrooms are appointed to a high specification, with stylish modern fittings throughout.

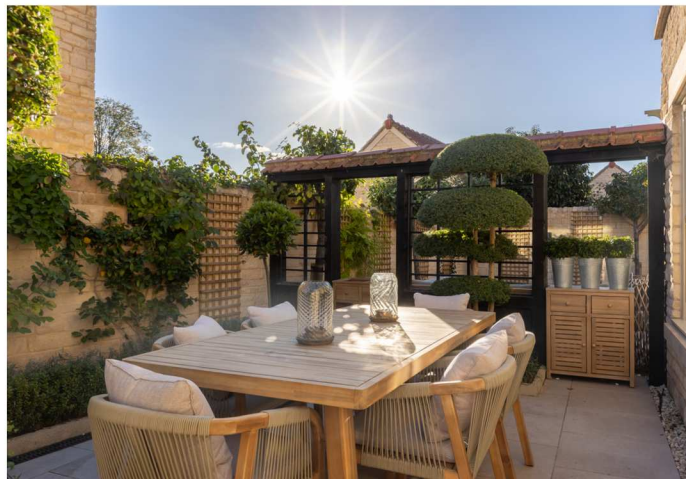
Outside

The front of the house is adorned with wisteria and pyracantha and features a handsome canopied porch above the front door. Behind the parkland fencing is a formal parterre garden of gravel, clipped box and topiarised holly.

At the rear, the walled, landscaped gardens wrap around the south and west elevations of the house and have been thoughtfully designed for both relaxation and entertaining, with paved terraces complemented by elegant planting. Two distinct garden areas are linked by perimeter beds featuring ornamental trees, clipped box, and lavender hedging. High stone walls are enhanced with trellises draped in colourful climbers, while a large vine-covered pergola and a formal section of artificial lawn complete this beautifully composed outdoor space. Ambient garden lighting enhances the space.

The integral double garage has up-and-over electric doors, a separate garden door, power and light. It is fitted for storage with wardrobes, cupboards and shelving. In front, is off-street parking for two cars.





Environs

Helmsley is a sought-after and prosperous market town enjoying an enviable location within the North York Moors National Park, bordering the Howardian Hills Area of Outstanding Natural Beauty. The town offers a superb range of amenities, including delicatessens, boutiques, a department store, cafés, restaurants, an open-air swimming pool, a local brewery and a thriving arts centre. Around its bustling market square, cobbled streets lead to a medieval castle, an historic five-acre walled garden, and the expansive parklands of the Duncombe Park Estate. Helmsley has a primary school, with Ryedale School (rated Outstanding by Ofsted) just over two miles to the east, and Ampleforth College approximately five miles to the south.

The surrounding area is renowned for its exceptional culinary scene, home to

three Michelin-starred restaurants: The Star at Harome, Myse in Hovingham and The Black Swan at Oldstead - the latter owned by acclaimed chef Tommy Banks, whose second restaurant, the Abbey Inn at Byland Abbey, also lies close by.

The A170 provides convenient links east to the Yorkshire Coast and west to Thirsk where there is a railway station with direct services to London. The town also offers easy access to York, the A19, and the A1(M), connecting to the wider national motorway network.

Directions

Head east from the market place on Bondgate and turn left on Linkfoot Close, immediately after the BATA petrol station. Follow the road around to the right and Mulberry House (No. 19) can be seen on the right hand corner.

What3words: ///mere.whisker.scrub

Viewing

Strictly by appointment.



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