



## Main Street, Helperby Guide Price £400,000

A beautifully presented and surprisingly spacious Grade II Listed double fronted cottage situated on Helperby's picturesque Main Street featuring 2 fabulous formal reception rooms and a large kitchen, principal bedroom with en-suite shower room, 2 further double bedrooms and a bathroom complemented by an idyllic walled rear garden.

\*\*\* IMPRESSIVE 175 SQ FT OUTBUILDING, IDEAL AS A HOME OFFICE, STUDIO OR GYM \*\*\*

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## Inside

Originally a village shop and with origins believed to go back to the early 19th Century, Valley Cottage boasts a wealth of period charm and character and features on the ground floor an impressive 22'10" long dining room and living area with exposed beams and stone flagged floor leading into an attractively appointed Howden's kitchen featuring a range of base and wall storage cupboards, granite worktops, integrated fridge, freezer and dishwasher, further freestanding appliance space and rear garden views complemented by a stable style door and a cloakroom/wc leading off.



The 19'10" long dual aspect sitting room features a window seat and a beautiful oak fireplace (made by Wren Cabinetmakers of Thirlby) with wood burning stove.

The first floor landing features a bespoke Wren made oak handrail and latch doors leading off into a principal bedroom with period fireplace and en-suite shower room, 2 further double bedrooms (1 with built-in wardrobes) and a stylish bathroom.



Other internal features of note include a mix of secondary, single and double glazing, oil fired radiator central heating and drop down ladder access up into a partially boarded loft space.

## Outside

Externally parking is "on street" in front of the cottage and the idyllic walled rear garden features a lawn, decked seating area, small storage barn and a versatile double glazed outbuilding (24'8 x 7'4") providing approximately 175 sq ft of floor space, currently used as a studio but would also lend itself to be a home office, gym or workshop.



The rear garden also benefits from a gated pedestrian right of access across the rear of the neighbouring Swift Cottage.

## Services

We have been advised by the vendor that all main services are connected to the property with the exception of gas.

## Energy Efficiency

This property's current energy rating is D (60) and has the potential to be improved to an EPC of D (66).

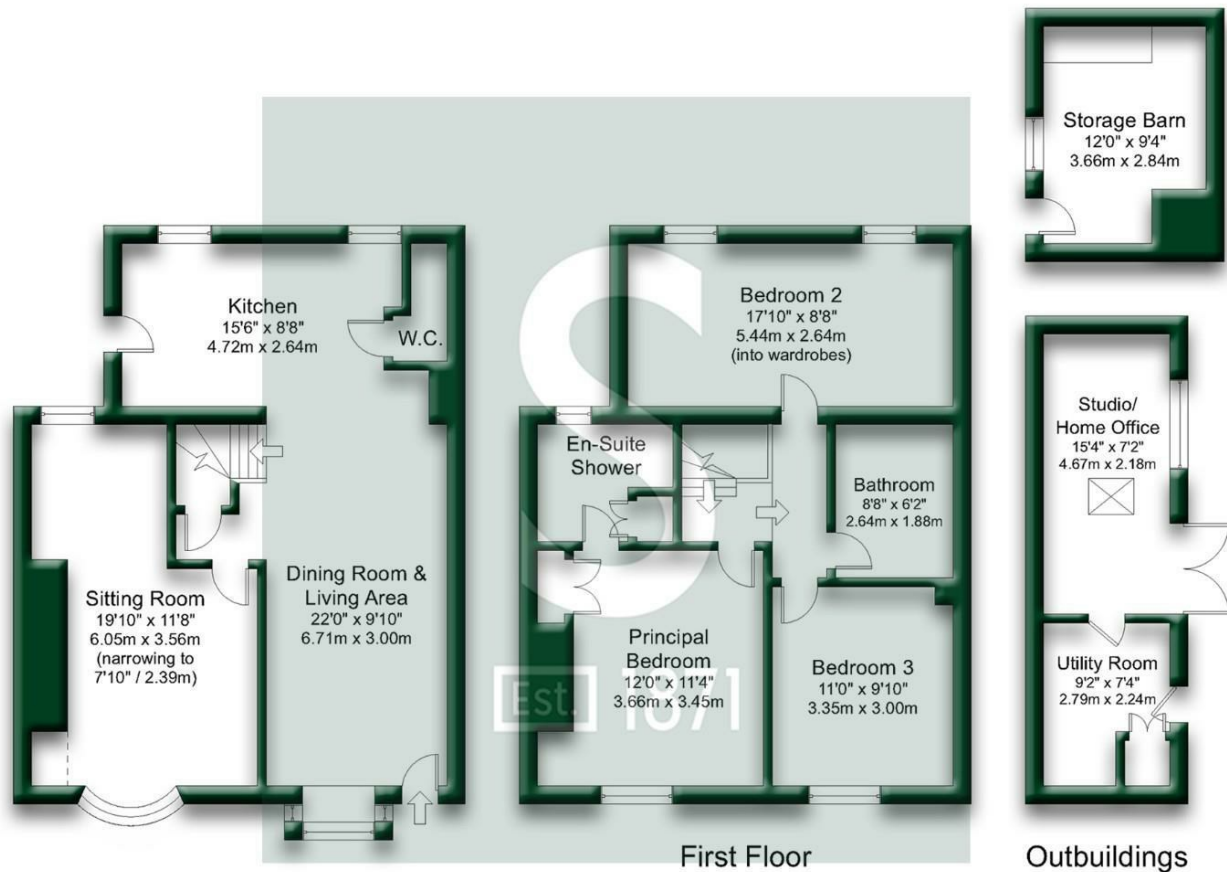


## Council Tax & Postcode

This property sits within North Yorkshire Council and is in the tax band of D. The postcode for the property is YO61 2PS.

## Tenure

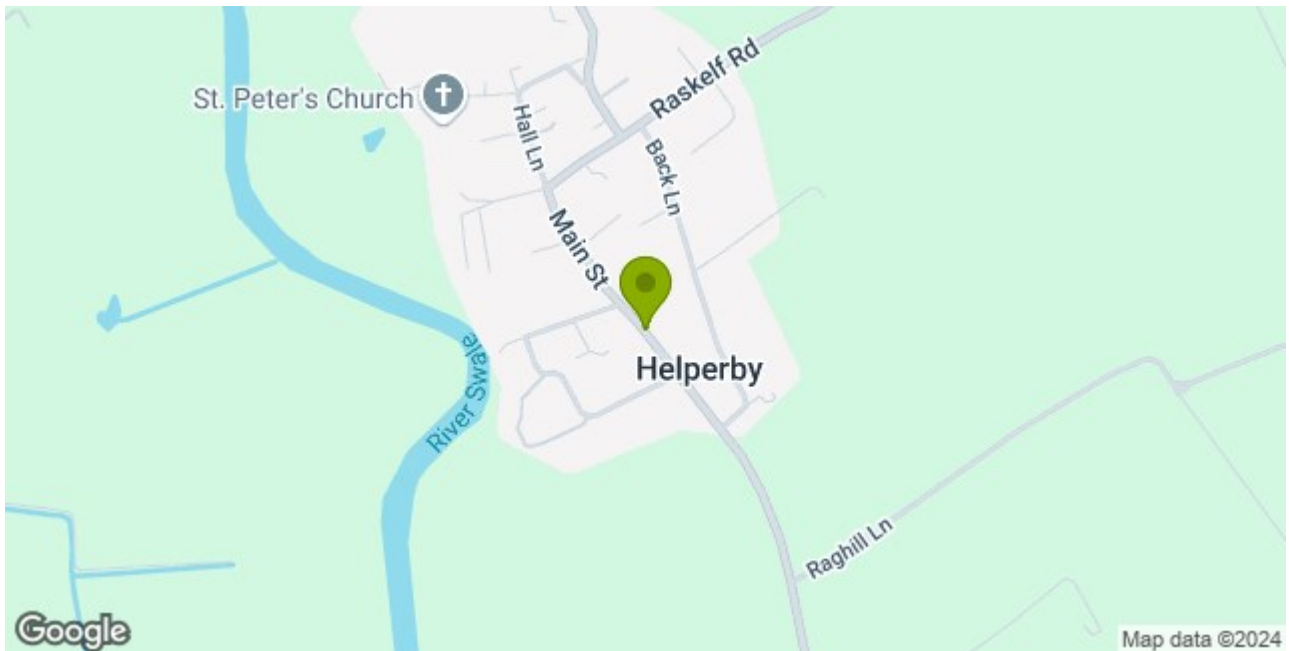
We have been informed by the Vendor that the property is freehold.



**Ground Floor**

Gross internal floor area including Outbuildings (approx.): 141.8 sq m (1,527 sq ft) Not to Scale. Copyright © Apex Plans.

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**Associates**

N Lawrence

