



The Lane Gate Helmsley, York YO41 1JT

Freehold
Council Tax Band - F

- Detached Farm House Style Property
- Recently Extended & Modernised
- Throughout
- Four Double Bedrooms
- Two Ensuites & A Family Bathroom
- Exquisite Curated Decor Throughout
- Central Private Garden
- Driveway & Workshop
- EPC D



1ST FLOOR
1154 sq.ft. (107.2 sq.m.) approx.

GROUND FLOOR
1140 sq.ft. (105.9 sq.m.) approx.

TOTAL FLOOR AREA: 2294 sq.ft. (213.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the diagrams, measurements of rooms and any other areas are approximate. It is advised that prospective buyers should not rely on the diagrams. The vendor, agents and Ashtons have no responsibility for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the areas, measurements, floor plans or distances referred to are given only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

The Lane
Gate Helmsley, York
YO41 1JT

£800,000

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A unique and beautifully enhanced detached home in Gate Helmsley.

This is a rare opportunity to purchase a truly individual four-bedroom detached home, originally constructed over 20 years ago using reclaimed materials from the former farm buildings that once stood on the site. Recently extended and further improved, the property now boasts a stunning fourth bedroom with en-suite and additional versatile living space.

Located in the sought-after village of Gate Helmsley, just 7 miles east of York and 1.5 miles from Stamford Bridge, the property enjoys easy access to a wide range of local amenities, including shops, pubs, and cafes, as well as a charming village pub on the doorstep.

The accommodation briefly comprises an entrance hallway leading to two front reception rooms a cosy sitting room and spacious living room with log burning stoves in each and sliding doors opening onto a raised patio, complete with an artisan steel and wood pergola. A second hallway gives access to a utility room, ground floor WC, and the beautifully renovated kitchen with central island, underfloor heating, and views over the central courtyard and gardens. The impressive new extension provides a third reception room or formal dining area with a wood burning stove, underfloor heating and a full-height wall of sliding glass doors opening onto a lower patio.

The modern glass balustrade, leads to the upstairs, the original layout includes two double bedrooms to the front – one with an en-suite – a stylish central bathroom with skylight, and the original master bedroom featuring a Juliet balcony. A recent addition to the rear of the property is a fourth double bedroom with its own en-suite and private staircase, offering an ideal guest suite or teenager's retreat.

Outside, the property wraps around a central lawned garden in an attractive L-shape. The landscaped outdoor spaces include two distinct patio areas, perfect for entertaining or relaxing, garage/workshop and ample parking.

