



GARTON LODGE

DUNROYAL | HELPERBY | YORK | NORTH YORKSHIRE | YO61 2PY

Garton Lodge is a period detached village home which has been remodelled and enhanced in recent years to create a spacious and comfortable family home.

The property boasts attractive elevations of mellow brick under a clay pantiled roof.

This lovely home is set in sheltered walled gardens, situated in a quiet residential location just off the main street in the picturesque and sought-after village of Helperby.



ACCOMMODATION

GROUND FLOOR

- Entrance hall
- Dining room
- Sitting room with open fire
- Breakfast kitchen
- Principal bedroom with en-suite shower room
- Study/Bedroom 4
- Cloakroom

FIRST FLOOR

- Landing
- Generous guest bedroom
- Further bedroom
- House bathroom

EXTERIOR

- Gated drive
- Ample parking
- Sheltered walled garden
- Stone flag dining terrace
- Raise timber decking
- Shrub and flower borders



The ground floor accommodation is accessed through the welcoming entrance hallway, complete with a convenient cloakroom. From here, glazed doors beckon you into the inviting dining room with porcelain tiled flooring setting the scene for gatherings with friends and family.

The light and spacious, dual aspect sitting room, is a haven of comfort. Adorned with a vaulted ceiling that adds a touch of grandeur. This lovely space exudes warmth and charm, enhanced by the inviting ambiance of an open fire. Natural light floods the room through a bay window, creates an inviting atmosphere for relaxation and entertainment alike.





The breakfast kitchen offers a range of solid burr-oak fitted cabinetry, complemented by sleek granite work surfaces, featuring a stainless-steel sink and integrated dishwasher.

Underfoot, slate tiled flooring provides a durable and practical surface adding a touch of rustic charm to the space. There is ample space for a dining table.



The inner hallway with its attractive hardwood flooring leads to the expansive principal bedroom.

Bathed in natural light from the bay window, this bedroom offers lovely views of the garden, providing a tranquil retreat.

A range of bespoke fitted furniture has been designed and fitted to maximise space and functionality offering ample storage solutions.

The recently updated en-suite shower room, boasts contemporary fixtures and fittings, underfloor heating, chrome heated towel rail, feature wall and floor tiling and large walk in shower.



Additionally, on the ground floor, an additional bedroom offers versatile possibilities. Whether utilised as a cosy guest bedroom, a hobbies room or a home office space, this room caters to individual lifestyle requirements with ease and flexibility.

FIRST FLOOR

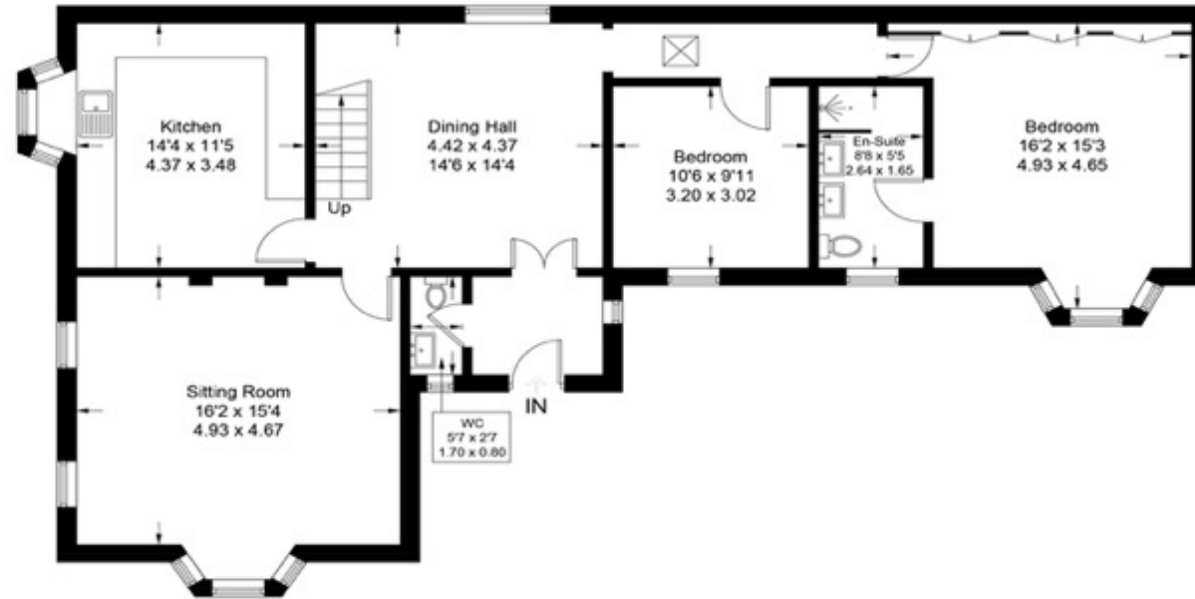
The timber staircase rises from the dining room to the first-floor landing leading to two further bedrooms.

There is also a modern house bathroom featuring modern white sanitary ware, vanity unit, chrome fixtures and fittings, underfloor heating, tiled walls and flooring.

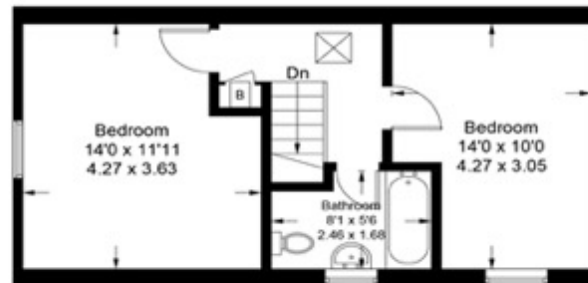


Garton Lodge, Dunroyal, Helperby, York, YO61 2PY

Approximate Gross Internal Area
Ground Floor = 1117 sq ft / 103.8 sq m
First Floor = 398 sq ft / 37.0 sq m
Total = 1515 sq ft / 140.8 sq m



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



GARDEN

Garton Lodge is approached via a gated driveway leading to an off-road parking area. The sheltered walled gardens are a particular feature of this lovely home. The gardens are mainly laid to lawn and are interspersed by several dining and entertainment areas, enhanced by established shrub and herbaceous borders. A stone flagged terrace is perfect for al fresco dining.



LOCATION

Helperby is an historic and vibrant village set in the heart of North Yorkshire and is perfectly situated to enjoy and explore the magnificent surrounding countryside together with all that the county has to offer. The village offers an excellent range of attractions and amenities for family life: a church; traditional village pub; award winning pub with restaurant and rooms; Church of England primary school; thriving village hall; recreation ground, sports club and cricket club. The village enjoys direct access to the River Swale together with a network of stunning country walks and bridleways.

The surrounding villages also offer a range of farm shops providing excellent fresh local produce, traditional cosy pubs, restaurants and hotels. The award-winning Crab and Lobster Restaurant and Crab Manor Hotel is approximately 2 miles away.

A short distance in any direction you'll discover a wealth of first-class visitor attractions in the surrounding countryside. Rivers, reservoirs and pastures, woodlands, ancient monuments and breath-taking moorland are right on the doorstep. The village offers easy access to the Yorkshire Dales to the west and Yorkshire Moors to the east with many National Trust attractions including Studley Royal Deer Park and Fountains Abbey World Heritage Site.

Set amidst open countryside, yet close to the market towns of Easingwold, Thirsk, Boroughbridge, and the cathedral city of Ripon boasting a weekly market, a wide variety of shops and supermarkets, including Booths and newly launched Marks and Spencer, together with many public houses and restaurants, plus a leisure centre, swimming pool, racecourse, golf club, sports clubs and the renowned Ripon Grammar School.

The spa town of Harrogate, historic city of York and cosmopolitan city of Leeds are all within daily commuting distance.





Method of Sale: The house is offered for sale by private treaty; however the Agents reserve the right to conclude negotiations by any other means at their discretion.

Services: Mains electricity, water and drainage. Oil fired central heating.

Fixtures and fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Energy Performance Certificate: Rating E. Full copy of the energy performance certificate is available upon request.

Tenure and Possession: The property is offered for sale freehold with vacant possession upon completion.

Mileages: Boroughbridge 5 miles, A1(M) 6 miles, Thirsk 11 miles, Harrogate 15 miles, York 16 miles, Northallerton 17 miles, Leeds 30 miles. (All mileages are approximate.)

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Buchanan Mitchell
Estate Agents

Buchanan Mitchell Ltd Chartered Surveyors & Estate Agents
5 Foundry Yard New Row Boroughbridge York YO51 9AX
01423 360055 | Info@buchananmitchell.com
www.buchananmitchell.com

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