



ANGLERS LODGE

MAIN STREET | HELPERBY | YORK | NORTH YORKSHIRE | YO61 2NT

Anglers Lodge: A Charming Mid-18th Century Cottage

Located in the picturesque and sought-after village of Helperby, Anglers Lodge is a lovely example of period architecture, originally dating back to the mid-18th century. Its timeless charm is highlighted by mellow brick elevations, which sit gracefully beneath a traditional clay pantiled roof, lending the home a distinctive character that has been beautifully preserved over the centuries.

This exceptional family home has been thoughtfully extended and skilfully modified, ensuring a seamless blend of historic charm and contemporary comfort.

Spanning four floors, including a cellar, the expansive footprint offers versatile and spacious accommodation, perfect for modern family living. From the elegant reception rooms to the characterful bedrooms, every space reflects the care and attention given to preserving its heritage while introducing functional, contemporary features.

ACCOMMODATION

GROUND FLOOR

- Entrance hall
- Dining room
- Inner hall
- Sitting room
- Breakfast kitchen
- Walk-in-pantry
- Snug
- Utility room
- Cloakroom

LOWER GROUND FLOOR

- Cellar

FIRST FLOOR

- Landing
- Principal bedroom with en-suite bathroom
- Guest bedroom with en-suite shower-room

SECOND FLOOR

- Sitting area
- Two double bedrooms
- Shower room

EXTERIOR

- Off-road parking
- Garage
- Office/Hobbies room
- Courtyard garden
- Stone flagged dining terrace



GROUND FLOOR

Step into the welcoming entrance hall, featuring elegant ceramic floor tiling that adds both style and practicality. The space is thoughtfully designed with ample room for coats and shoes. The hall is beautifully enhanced by original stained-glass windows, which feature throughout the property, allowing natural light to filter through while adding a touch of character. The dining room combines traditional charm with a comfortable atmosphere. Exposed timber beams highlight the ceiling, while an ornamental fireplace serves as a striking focal point. The walls feature tasteful painted panelling, with bespoke fitted storage, adding character and texture to the room. Timber flooring completes the space, giving it a warm and welcoming feel, perfect for family meals or entertaining guests.





The dining room leads to the inner hall, characterised by striking period ceramic floor tiles that immediately catch the eye. The hall also features an elegant turned staircase, adding both character and grandeur to the space. This inviting area leads to a beautiful sitting room, which is finished with honeyed pine flooring that brings warmth and richness to the room. An impressive multi-fuel stove serves as a cosy focal point, while exposed beams enhance the rustic charm of the space. Large picture windows flood the room with natural light, creating an airy, open feel, and the alcoves provide practical storage or display options for personal touches. For added convenience, the sitting room connects to a secondary entrance hall, offering flexibility for additional storage and ease of access. Additionally, a charming snug awaits, featuring its own multi-fuel stove and a stunning stained-glass window, creating an intimate setting perfect for cosy evenings of relaxation. This snug is an ideal retreat, adding to the home's warmth and inviting ambiance.



The breakfast kitchen seamlessly combines traditional charm with modern functionality, making it a central hub of the home. It boasts painted Shaker-style cabinetry complemented by timber work surfaces, providing both style and practicality, with ample space for a dining table for casual family meals.

A ceramic Belfast sink lends a timeless, country-style feel, while the electric range cooker offers the convenience and efficiency of modern cooking.

This character-filled space is further enhanced by exposed beams, adding rustic appeal, and quarry tiled flooring, which is not only durable but also complements the home's period features. The room benefits from an abundance of natural light, thanks to dual aspect windows and large Velux skylights, creating a warm, inviting, and airy environment.



Practicality takes centre stage in this well-designed kitchen, where a built-under dishwasher is integrated into the layout for convenience and style. The kitchen also features direct access to a spacious walk-in pantry, offering abundant storage for all your culinary needs. From the pantry, steps lead down to a dry and functional cellar, perfect for wine storage or additional space. The utility room/laundry and cloakroom further enhance the functionality, ensuring this kitchen is not only visually appealing but also highly efficient for everyday living.

FIRST FLOOR

The first-floor accommodation is accessed from the inner hallway, where the elegant turned staircase guides you to the landing. This leads to the impressive principal bedroom, a generously sized and character-rich space. Here, you'll find an original fireplace, adding a touch of period charm, along with fitted storage and beautiful exposed beams. The bedroom is complemented by a luxurious en-suite bathroom, which combines traditional elements with modern conveniences. A striking free-standing claw foot bath takes centre stage. The bathroom also features classic tongue and groove panelling, and a walk-in shower. Finishing touches include modern white sanitary ware, privacy shutters for added seclusion, a chrome heated towel rail, and ample storage solutions for added convenience. Additionally, the first floor houses a delightful guest bedroom, which echoes the same period charm with its own fireplace and fitted storage. This room benefits from an en-suite shower room, equipped with white sanitary ware and a walk-in shower, offering both comfort and privacy for visitors or family members.



Anglers Lodge, Main Street, Helperby, YO61 2NT

Approximate Gross Internal Area
 Ground Floor = 1125 sq ft / 104.5 sq m
 First Floor = 693 sq ft / 64.4 sq m
 Second Floor = 566 sq ft / 52.6 sq m
 Cellar = 322 sq ft / 29.9 sq m
 Garage / Office = 172 sq ft / 16.0 sq m
 Total = 2878 sq ft / 267.4 sq m

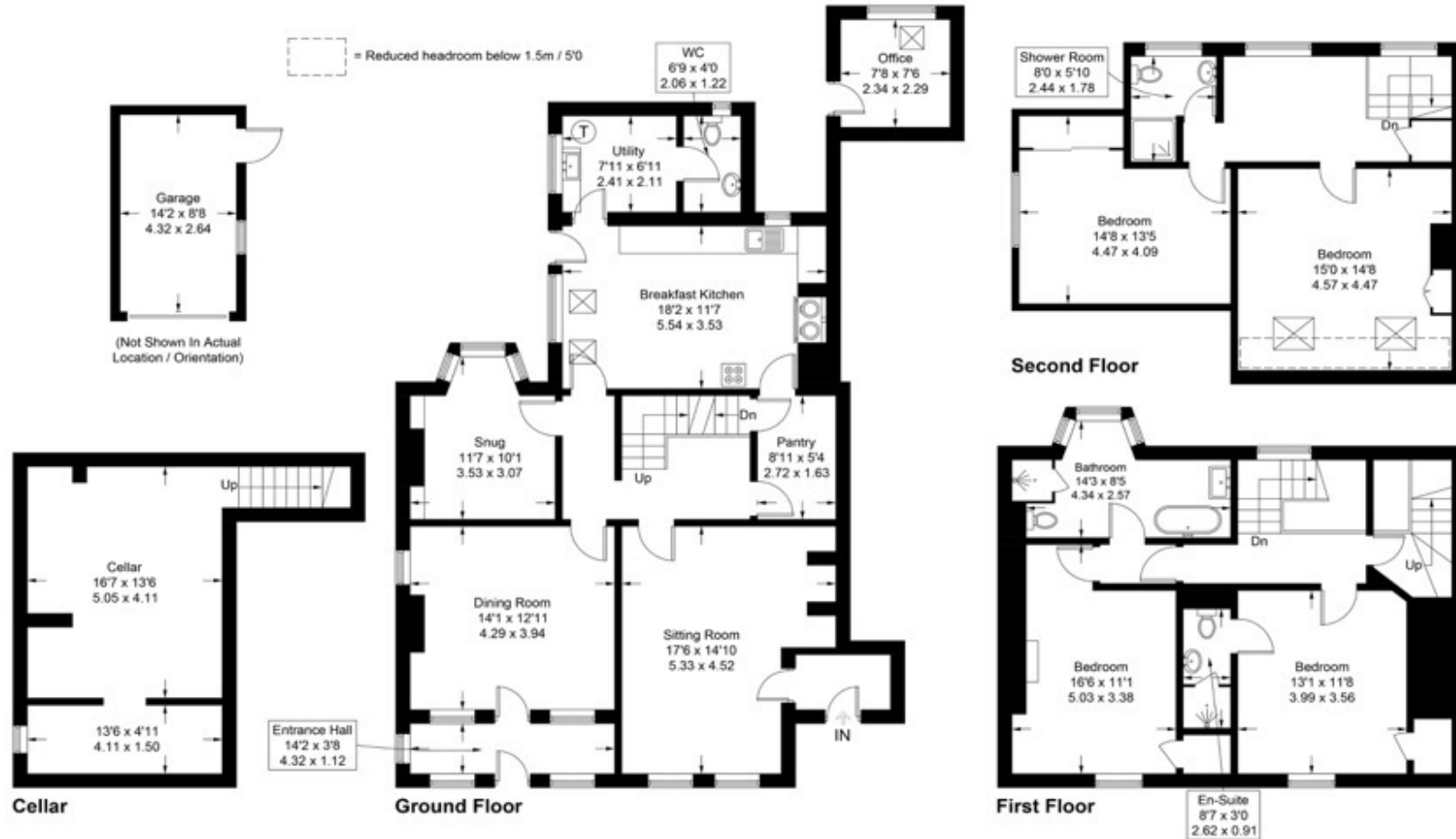


Illustration for identification purposes only, measurements are approximate, not to scale.



SECOND FLOOR

A concealed staircase discretely leads to the second floor, where additional spacious accommodation awaits. This level offers a cosy sitting area, perfect for relaxation or use as a private retreat. The floor also includes two spacious double bedrooms, each providing ample space for comfort and privacy. One of the bedrooms is enhanced with fitted wardrobes, providing convenient storage.

A well-appointed shower room completes the second floor, showcasing tongue and groove panelling that adds a traditional touch, paired with modern white sanitary ware for a sleek and contemporary finish.

This flexible space offers a variety of uses, making it ideal for an expanding family, visiting guests, or as a teenage annexe. Whether it's a quiet hideaway, additional living space, or a self-contained area for older children, the second floor provides excellent versatility to suit your needs.



GARDENS

Anglers Lodge is approached via a gravelled driveway providing off-road parking and easy access to the home, leading to a garage offering additional storage or vehicle space.

To the rear, a private courtyard garden awaits, designed with entertaining in mind. This inviting outdoor space is perfect for hosting gatherings or enjoying al fresco dining with family and friends.

The garden is complemented by a stylish pergola, creating a charming focal point and providing shade for sunny days. Several seating and dining areas within the courtyard offer flexibility, whether you're looking to relax with a book or hosting gatherings with family and friends

Additionally, a converted outbuilding is accessible from the courtyard and currently serves as a hobbies room, providing a dedicated space for creativity and leisure activities. This versatile space could easily be transformed into a home office, offering a quiet retreat for work or study away from the main living areas.

Overall, the outdoor features enhance the property's appeal, making it an ideal setting for both relaxation and entertaining.





SETTING

Helperby is an historic and vibrant village located in the heart of North Yorkshire, perfectly positioned to enjoy and explore the breath-taking surrounding countryside, along with all the amenities the county has to offer. This charming village boasts a diverse range of attractions catering to family life and community engagement. Residents benefit from a local church, a welcoming traditional village pub, and an award-winning establishment with a restaurant and guest rooms. Families will appreciate the presence of a well-regarded Church of England primary school, which contributes to the village's strong sense of community and educational excellence.

The thriving village hall serves as a hub for social activities and events, fostering strong connections among residents. Outdoor enthusiasts will find ample leisure opportunities with the recreation ground, sports club, and cricket club, which host various sports and community events throughout the year.

In addition, the village enjoys direct access to the scenic River Swale, offering opportunities for fishing, picnics, and leisurely walks along its banks. A network of stunning country walks and bridleways allows residents to immerse themselves in the natural beauty of the area, making Helperby an ideal location for those seeking a blend of rural tranquility and vibrant community life.



LOCATION



Situated amidst the stunning North Yorkshire landscape, Helperby boasts scenic views and a tranquil environment. The village is surrounded by rolling hills, lush green fields and idyllic countryside, providing ample opportunities for outdoor activities and exploration.

Helperby is well-positioned to provide easy access to nearby towns and cities. The vibrant market towns of Easingwold, Thirsk and Boroughbridge are all within reach, offering a range of amenities and services to cater to residents' needs. For those seeking a touch of history and culture, the nearby cathedral city of Ripon is a short distance away. Ripon is known for its beautiful cathedral, historical architecture and vibrant community events.

Furthermore, Helperby benefits from its proximity to notable destinations such as the spa town of Harrogate and the historic city of York. Within just 30 minutes, residents can immerse themselves in the charm and sophistication of Harrogate or explore the rich history and cultural heritage of York.

The commercial centre of Leeds is easily commutable and is approximately 45 minutes by car. The village itself is characterised by a strong sense of community and offers a range of amenities to cater to residents' needs. These include a Church of England primary school, church, a traditional village pub, award winning restaurant with rooms, sports and recreation clubs and an active village hall offering a wide range of activities.

In terms of transportation, Helperby enjoys excellent road connections with the A1(M) and A19 highways located nearby. This allows for convenient travel to other parts of North Yorkshire and beyond.

The closest railway station is in Thirsk, approximately nine miles to the north-east, providing regular train services on the East Coast Main Line. This line offers convenient connections to major cities and destinations including direct trains to London King's Cross.





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. Please note: To the rear of Anglers Lodge, there is vehicular and pedestrian right of access to two neighbouring properties.

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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