



THE COTTAGE

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

A Beautifully Restored Period Cottage in the Heart of Helperby – Available Immediately

Nestled in the quiet no-through road of Dunroyal, just off the charming Main Street of Helperby, this delightful three-bedroom period cottage presents a rare opportunity to rent a home full of character, situated in this sought-after and picturesque village. Offering an ideal blend of traditional charm and contemporary living, the property has recently undergone a stylish and comprehensive programme of restoration, skilfully updated and immaculately presented to meet modern standards while retaining its original appeal.

At the heart of the home lies a stylish and newly fitted breakfast kitchen, crafted with both functionality and aesthetic appeal in mind. This inviting space serves as a natural hub for the household, perfect for relaxed family meals or entertaining friends. A set of elegant bi-folding doors opens directly from the kitchen onto the expansive, stone-flagged dining terrace, seamlessly blending indoor and outdoor living.

To the rear of the property, you'll find a fully enclosed and private west-facing garden - a peaceful retreat ideal for outdoor dining and relaxation. Featuring a stone-flagged terrace, partially walled gardens and a neatly maintained raised lawn area, the garden offers a lovely extension of the living space, bathed in afternoon and evening sun.

This is a rare opportunity to experience village living at its best. Early viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

- Entrance lobby
- Sitting room
- Breakfast kitchen

FIRST FLOOR

- Landing
- Principal bedroom
- Two further bedrooms
- House bathroom
- Shower room

EXTERIOR

- Stone flagged dining terrace
- Lawn and gravel garden
- Raised flower and shrub beds
- Mature trees and hedging





The sitting room is a beautifully crafted space blending classic style with contemporary design. Flooded with natural light from dual windows, the room features a soft, calming palette and high-quality finishes throughout. The attention to detail is immediately apparent, from the expertly laid herringbone engineered oak flooring to the recessed LED lighting, creating a welcoming and refined atmosphere.

A standout feature of the room is the bespoke built-in cabinetry, finished in a tasteful heritage paint finish with solid oak shelving and matching oak mantel. At the centre is a sleek bi-ethanol log burner - a stylish and eco-friendly alternative to a traditional wood burner, offering instant warmth and visual appeal. The sitting room flows naturally toward the breakfast kitchen and provides the perfect balance of comfort and sophistication for modern family living.



The newly created breakfast kitchen is a bespoke space that beautifully combines elegance, practicality, and craftsmanship. Designed to be the social and culinary heart of the home, this light-filled kitchen features striking dark-painted cabinetry paired with sleek quartz worktops and a breakfast bar – Ideal for informal dining, meal preparation, or entertaining.

Bi-folding doors open seamlessly onto the rear terrace, allowing the outdoors to blend effortlessly with the interior and flooding the room with natural light. High-quality integrated appliances are thoughtfully incorporated throughout, including a Bosch electric oven and microwave, induction hob, tall fridge/freezer, integrated dishwasher, and a dedicated wine fridge.

The layout is both efficient and inviting, with ample room for a dining table to comfortably accommodate family meals or casual gatherings. Generous storage, soft-close fittings, and under-unit lighting add to the sense of considered design.

Finished with limestone floor tiles and stylish fixtures, this is a kitchen that offers every contemporary convenience.





FIRST FLOOR

A white-painted timber staircase rises from the sitting room to the first floor, leading to the bedroom accommodation.

The Cottage offers three double bedrooms, each newly decorated in a soft, neutral palette that enhances the natural light flowing through the windows. These rooms have been thoughtfully refurbished to provide restful spaces, with fresh finishes and an inviting, uncluttered atmosphere.

All three bedrooms feature plush new carpeting underfoot, creating a comfortable environment. The clean, contemporary styling pairs effortlessly with the period charm of the property, making each room versatile enough to accommodate a range of furnishings and personal touches.

Large windows in every bedroom provide open views and a bright, airy feel - ideal for both relaxing and waking up to morning light in this peaceful village setting.





The beautifully appointed house bathroom and separate shower room have been expertly designed and skilfully crafted to combine contemporary style with comfort and practicality.

The main house bathroom is tucked beneath a characterful sloped ceiling and finished with crisp white metro tiling, contrasting smartly against bold green detailing. Modern white sanitary ware, a vanity unit with integrated storage, LED-lit mirror, heritage style heated towel rail and radiator, a sleek WC, and a full-size bath with an overhead rainfall shower and glass screen. Natural light floods in through the window above the bath, enhancing the fresh, clean finish.

Complementing this is a separate, fully tiled shower room with a luxurious and sophisticated feel. Featuring high-gloss marble-effect porcelain tiles, the room includes a walk-in shower with a glass screen, and a rainfall and handheld shower system, wall-hung basin, WC, and an LED-lit mirror. A chrome heated towel rail completes the space, offering both comfort and functionality.

Together, these two superbly finished rooms offer stylish and practical solutions for everyday living.

GARDENS

The exterior of The Cottage, perfectly balances traditional charm with contemporary design. To the front, the home offers an attractive and welcoming presence, with its soft, rendered façade, white Georgian style windows, and a solid timber entrance door framed by a classic pitched canopy porch. This charming frontage blends seamlessly into the characterful village setting, offering immediate kerb appeal.

To the rear, the property opens out into a beautifully maintained garden. A contemporary extension, clad in stylish cedar boarding, creates a warm and modern contrast to the period brickwork, bringing architectural interest and a fresh, contemporary edge to the rear elevation.

From the kitchen, bi-folding doors lead directly onto an expansive stone-flagged dining terrace, perfectly suited for outdoor entertaining and relaxed summer evenings. The terrace is framed by walled boundaries, providing a sense of shelter, structure, and privacy.

Raised, sleeper-edged planters bring seasonal colour to the space, while a short set of steps leads gently up to a gravel area and west-facing lawns beyond, enclosed by mature hedging, offering a peaceful, green outlook and a high degree of privacy. Sunlit throughout the afternoon and into the evening, the garden is ideal for family life, gardening enthusiasts, or simply enjoying a quiet retreat.





LOCATION



The Cottage enjoys a peaceful position on Dunroyal, a quiet no-through road just off the Main Street in the highly sought-after village of Helperby. This picturesque village offers a rare combination of rich heritage and serene rural living, making it an appealing choice for those in search of beauty, character, and community.

Helperby's historic charm is immediately evident in its architecture—from the 12th-century St Peter's Church to the well-preserved Georgian cottages that line its streets. Set amid the rolling landscapes of North Yorkshire, the village is perfect for those who enjoy country walks, riverside picnics by the Swale, or simply watching the seasons change from their doorstep. Despite its rural feel, Helperby is well connected, with the nearby towns of Boroughbridge, Easingwold, Thirsk, and the historic city of York all easily accessible, offering excellent amenities while allowing residents to enjoy a quiet, close-knit atmosphere.

The village fosters a strong sense of community. It is home to a thriving Church of England primary school, an award-winning pub/restaurant with rooms, and well-used local amenities including a butcher, doctor's surgery, and various sports and recreation clubs. The village hall is a hub of activity, hosting a wide range of events and social gatherings throughout the year. Annual highlights such as the village feast, village barbecue, and beer festival bring the community together and support ongoing improvements to village life.

Helperby is a place where neighbours know each other, local heritage is cherished, and the countryside is never more than a few steps away. Whether you're a family, a retiree, or simply looking to enjoy community life without giving up convenience, this vibrant and welcoming village offers the best of both worlds.

Boroughbridge

A historic riverside town known for its quaint high street, riverside walks, and ancient Roman connections. The town offers a selection of independent shops, eateries, and access to the A1(M) for efficient travel throughout the region.

welcoming town square, independent boutiques, traditional pubs, and a weekly market. It has a strong sense of community and a relaxed atmosphere, ideal for leisurely shopping or enjoying a coffee in one of its charming cafes

Thirsk

The market town of Thirsk offers a variety of shops, cafes, restaurants, and supermarkets. Thirsk is also home to a railway station with regular services to York, Leeds, and London, making it a practical base for commuters. The town is famously associated with the author James Herriot, adding a literary touch to its heritage.

Ripon

The cathedral city of Ripon is renowned for its stunning Ripon Cathedral, vibrant market square, and cultural events. The city offers a perfect balance of small-city life with beautiful green spaces, historic architecture, and easy access to the Yorkshire Dales National Park.

York

The historic city of York provides a wealth of attractions, shopping, dining, and cultural experiences. Whether visiting the iconic York Minster, exploring medieval streets like The Shambles, or enjoying riverside walks, York delivers on both history and lifestyle. Its rail and road links make it a convenient city for day trips or commuting.

Summary

The Cottage is ideally placed to enjoy the best of North Yorkshire: the community of rural village life, access to amenities, and proximity to some of the region's most desirable towns and cities. Whether you're looking for a quiet retreat or a well-connected countryside home, this location offers a truly exceptional lifestyle opportunity.

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.

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.

Rail Connections

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.

Airports

Leeds Bradford Airport is approximately 45 minutes by car, offering domestic and international flights. Teesside International Airport is also within an hour's reach.



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

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

Mileages: Boroughbridge 5 miles, Easingwold 6 miles, Ripon 10 miles, Thirsk 12 miles, Harrogate 16 miles, York 16 miles (All mileages are approximate)



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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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