



THE OLD HALL

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

The Old Hall is a distinguished Grade II listed family home, forming part of the historic Helperby Hall in the popular and picturesque village of Helperby.

Approached through wrought iron gates and railings, the property is set behind a neat lawned frontage punctuated by a row of distinctive lime trees, creating an elegant and memorable first impression.

Rich in character and heritage, this striking period property provides three floors of expansive accommodation behind its handsome red-brick façade, with elegant sash windows and fine architectural detailing.

Set in mature grounds, The Old Hall combines the grandeur of a bygone era with the charm of village life.

Its impressive scale, refined proportions, and carefully preserved historic features offer a rare opportunity to reside in one of Helperby's most important houses.

Set within a thriving rural community yet ideally placed for access to York, Harrogate, and the surrounding countryside, The Old Hall offers both a peaceful retreat and a superbly connected location.

TENANCY INFORMATION

- Available for immediate occupation
- Viewing: Strictly by prior appointment through Buchanan Mitchell
- Monthly Rental: £2,500 per calendar month
- Deposit: £2,500 (to be held in a deposit protection scheme)
- Please note that the property will be let unfurnished
- Tenancy Minimum Term 12 months
- Client Protection Money: RICS
- Buchanan Mitchell are members of the Property Redress Scheme

ACCOMMODATION

GROUND FLOOR

- Reception hall
- Drawing room
- Dining room
- Snug
- Inner hall
- Breakfast kitchen
- Cloakroom

LOWER GROUND FLOOR

- Cellars

FIRST FLOOR

- Landing
- Principal bedroom with dressing room and bathroom
- Two further generous double bedrooms
- Single bedroom/Study
- Shower room
- Separate WC

SECOND FLOOR

- Landing
- Two double bedrooms
- Study/playroom
- Bathroom

EXTERIOR

- Private lawned gardens
- Courtyard with range of outbuildings
- Two off-road parking spaces situated opposite The Old Hall



The Old Hall is entered through an imposing front door into a grand reception hall, an impressive introduction to the property. The fine oak staircase, with its beautifully turned balustrade and carved detailing, rises elegantly to the first floor, creating a striking focal point. High ceilings and period proportions lend an immediate sense of grandeur, while the hall provides direct access to the principal reception rooms. Each of these principal rooms retains working shutters, a rare and charming feature that enhances both their elegance and practicality.

Beyond, the inner hall continues the sense of scale and refinement. With further staircase access and decorative detailing, this space serves as the central artery of the home, linking the principal rooms with ease and flow. An ornate arched display recess and panelled doors add architectural interest, underlining the historic character of the house. The Inner Hall also provides convenient access to the service areas, including the breakfast kitchen, pantry, and utility spaces, ensuring that the layout balances both elegance and practicality.

The drawing room is a wonderfully elegant and light-filled reception space, designed to impress while remaining inviting and comfortable. A graceful curved bay with tall sash windows frames views of the gardens and floods the room with natural light. Fine period detailing is showcased in the decorative plasterwork, ceiling cornices, and ornate fireplace with open fire, provides a magnificent focal point complemented by an overmantel mirror.

The generous proportions of the room allow for versatile arrangements of seating, making it ideally suited for both formal entertaining and relaxed family gatherings. With its refined architectural features and warm atmosphere, the drawing room perfectly encapsulates the character and charm of this historic home.





The dining room is a beautifully proportioned and elegant space, perfect for both formal entertaining and family gatherings. A large bay window with classic sash frames fills the room with natural light, complementing the rich oak flooring and finely detailed wall panelling that lend warmth and character to the setting.

An ornate fireplace with an impressive overmantel mirror forms a striking focal point and houses a log burner, creating both a welcoming atmosphere and a practical source of heat. Decorative cornicing and high ceilings enhance the sense of grandeur, while the room's scale easily accommodates a substantial dining table and accompanying furniture.



The breakfast kitchen is a bright and well-proportioned space, designed with both practicality and everyday living in mind. Fitted with a range of modern cabinetry and work surfaces, it is equipped with a double oven, integrated hob, and dishwasher, offering excellent functionality for family use.

A traditional oil-fired Aga brings a touch of heritage character and provides additional cooking versatility. The room is further complemented by a generous walk-in pantry, ensuring ample storage and helping to keep the kitchen uncluttered.

There is space for a breakfast table, creating an informal dining area, and the kitchen also enjoys the benefit of direct access to the courtyard, making it convenient as a practical connection to the outside space.





The fine staircase, with its beautifully turned balustrade and polished oak treads, rises gracefully through the centre of the home, drawing the eye upward to the light-filled landing above.

High ceilings, deep skirtings, and period detailing create a sense of grandeur, while tall sash windows allow natural light to enhance the scale and symmetry of the space.

PRINCIPAL BEDROOM SUITE AND FIRST FLOOR ACCOMMODATION

The main staircase rises to a spacious first-floor landing, setting the scene for the well-arranged bedroom accommodation.

The principal bedroom is a room of impressive scale and refinement. A large bay window with classic sash frames draws in natural light, highlighting the high ceilings, decorative cornicing, and period fireplace that together create a room of great character and presence.

The adjoining dressing area and private bathroom provide comfort and practicality, forming a self-contained suite that balances historic charm with modern convenience.





An inner staircase gives access to two further guest bedrooms, equally impressive in scale and proportions, and served by a well-appointed shower room - a particularly useful arrangement for family or guests.

Also on this floor is a laundry room and a separate WC, thoughtfully positioned to serve the household, while a further single bedroom offers excellent versatility, well-suited for use as a study, hobbies room, or nursery.



SECOND FLOOR

The second-floor accommodation provides a highly versatile living space, well-suited to a variety of uses. Currently arranged as two bedrooms and a playroom, the accommodation is light and welcoming, with exposed beams and charming period details adding character.

This floor could easily be adapted to suit individual needs, offering potential for additional guest bedrooms, a home office, studio, or hobbies rooms.

A bathroom and separate WC serve the floor, ensuring practicality alongside flexibility.

EXTERIOR

The Old Hall is approached through traditional wrought iron gates and railings, which open onto a neat lawned garden framed by a distinctive line of lime trees, giving the property an unmistakable sense of presence from Helperby's Main Street. This formal frontage creates an imposing approach, perfectly in keeping with the house's architectural grandeur.

Via a gated entrance to the side, the gardens open into a long stretch of lawn, enclosed by mature hedging to provide privacy and shelter. This green expanse offers ample space for relaxation, recreation, or gentle landscaping, while retaining the quiet elegance of a traditional country garden.

A courtyard area is directly accessed from the breakfast kitchen, with range of useful brick outbuildings to further complement the outside space, providing practical storage and utility functions, while blending sympathetically with the historic character of the property.







LOCATION



HELPERBY

Situated amidst the stunning North Yorkshire landscape, Helperby/Brafferton 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.

The village 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, the village 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, St Peter's church, award winning restaurant with rooms, sports and recreation clubs and an active village hall offering a wide range of activities.

In terms of transportation, the village 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, to the north-east, providing regular train services on the East Coast Main Line. This offers convenient connections to major cities and destinations including direct trains to London King's Cross.





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

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

Mileages: Boroughbridge 5 miles, A1(M) 5 miles, Easingwold 6 miles, Ripon 11 miles, Thirsk 12 miles, Harrogate 16 miles, York 19 miles, Leeds 37 miles, (All mileages are approximate)

Buchanan Mitchell Ltd, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Buchanan Mitchell have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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

rightmove



RICS

