



6 THE MALTINGS

HELPERBY | YORK | NORTH YORKSHIRE | YO61 2NQ

Tucked away in a particularly peaceful position just off Bridge Street, within the heart of the ever-popular village of Helperby, 6 The Maltings is an attractive three-bedroom village home enjoying a lovely setting with established gardens to both the front and rear.

Offering well-proportioned accommodation, this much-loved home has been enjoyed and maintained by the same owners for many years. Whilst perfectly comfortable as it stands, it now presents an excellent opportunity for a new owner to introduce their own style and preferences.

Outside, the property benefits from a private driveway, attached garage and attractive gardens, providing generous outdoor space for both relaxation and entertaining.

The Maltings is a small development, appreciated for its peaceful surroundings whilst remaining within easy walking distance of the village amenities. Helperby itself is one of North Yorkshire's most sought-after villages, offering a thriving community, village shop, public house, primary school and excellent access to York, Thirsk, Easingwold and the A1(M).

Combining a desirable village setting with excellent potential and practical family accommodation, 6 The Maltings will appeal to a wide range of purchasers seeking a comfortable home in one of the area's most attractive and well-connected villages.

ACCOMMODATION

GROUND FLOOR

- Entrance hall
- Sitting room
- Open plan dining kitchen
- Rear hallway
- Cloakroom

FIRST FLOOR

- Landing
- Principal bedroom with adjoining study
- Two double bedrooms
- Shower room

EXTERIOR

- Private drive
- Attached garage
- Lawned front gardens
- Sheltered lawned rear gardens
- Timber garden shed



A welcoming entrance hall provides an attractive introduction to the property, with a staircase rising to the first floor and doors leading to the principal ground floor accommodation. A large window to the front elevation allows plenty of natural light to flood the space, creating a bright and airy first impression. The hall offers access to both the sitting room and dining kitchen, whilst presenting an opportunity for a purchaser to refresh and personalise the interior to their own taste. Attractive parquet flooring extends through the hall into the dining kitchen, enhancing the character and warmth of the space. Beyond the main hall, a useful rear hall provides useful storage together with a ground floor cloakroom, adding to the practicality of the accommodation.



Sitting Room

A generously proportioned dual-aspect sitting room provides an excellent principal reception space, enjoying pleasant views over both the front and rear gardens. Filled with natural light from large windows to both elevations, the room offers ample space for a variety of seating arrangements and is ideally suited to both everyday family living and entertaining.

A brick fireplace with raised tiled hearth forms a focal point to the room, whilst glazed double doors connect with the reception hall.

The sitting room offers a comfortable and welcoming atmosphere whilst providing scope for a purchaser to update and personalise to their own taste if desired.



Dining Kitchen

The dining kitchen is a particularly generous room, extending the full depth of the property and providing ample space for both cooking and family dining. Well planned and filled with natural light, the room enjoys pleasant views over the front garden from the dining area, whilst a door and window to the rear elevation provide direct access to the garden.

The kitchen is fitted with a range of timber fronted wall and base units incorporating worktop space, tiled splashbacks, a stainless-steel sink unit and a useful central peninsula, creating additional preparation and storage space. There is ample room for a family dining table, making the room well suited to everyday living and informal entertaining.

Providing excellent space and functionality, the dining kitchen is ready for immediate use whilst also offering future potential for a purchaser to further enhance the room to suit their own style and requirements. Combining kitchen and dining areas within a single sociable space, it forms the natural hub of the home and is ideally suited to modern family life.





FIRST FLOOR

The first-floor landing provides access to the bedroom accommodation and benefits from a built-in storage cupboard together with a window to the rear elevation.

Bedroom two is a comfortable double bedroom positioned to the front of the property. The room is well proportioned, offering ample space for a double bed and freestanding furniture, whilst a large window ensures excellent levels of natural light throughout the day. A particularly useful feature is the generous walk-in storage cupboard, providing excellent hanging and shelving space.

A further double bedroom, enjoys attractive views towards open countryside beyond the village rooftops. The room offers excellent flexibility and would serve equally well as a guest bedroom, children's bedroom or home office.

Serving the first-floor accommodation is a spacious shower room fitted with a walk-in shower enclosure, together with a low-level WC and pedestal wash hand basin.

The shower room also provides access to a substantial boarded loft area. Offering excellent storage and considerable versatility, this useful additional space enhances the practicality of the property and may offer further potential, subject to any necessary consents.



Principal Bedroom

The principal bedroom is a generously proportioned double bedroom, enjoying a pleasant outlook over the front gardens through a large window which allows plenty of natural light to flood the room. Offering ample space for a full range of bedroom furniture, the room provides comfortable and well-balanced accommodation, whilst retaining a peaceful and restful atmosphere. Well maintained throughout, the bedroom forms an attractive principal suite with the benefit of a versatile adjoining room.



Adjoining Study

Accessed directly from the principal bedroom, this versatile adjoining room is currently utilised as a study and home office. Benefiting from a window to the side elevation together with a Velux rooflight, the room enjoys good levels of natural light and offers a variety of potential uses. Subject to any necessary consents and alterations, there is clear potential to incorporate the space into the principal bedroom suite, creating en-suite facilities.



6 The Maltings , Helperby, YO61 2NQ

Approximate Gross Internal Area
 Ground Floor = 518 sq ft / 48.1 sq m
 First Floor = 689 sq ft / 64.0 sq m
 Garage = 175 sq ft / 16.3 sq m
 Total = 1382 sq ft / 128.4 sq m

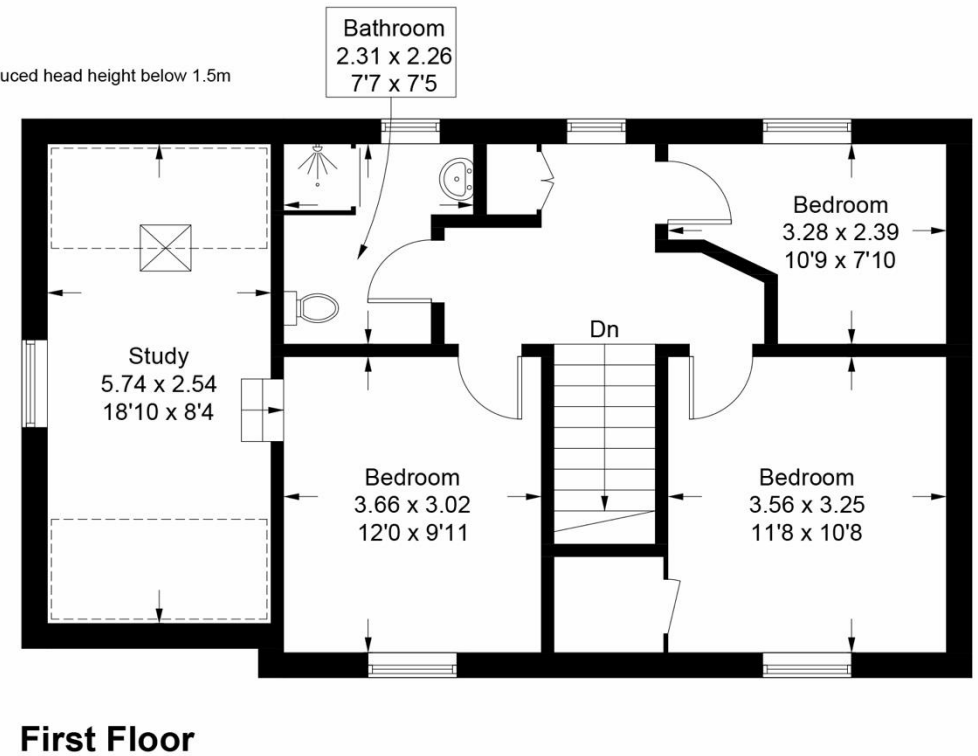
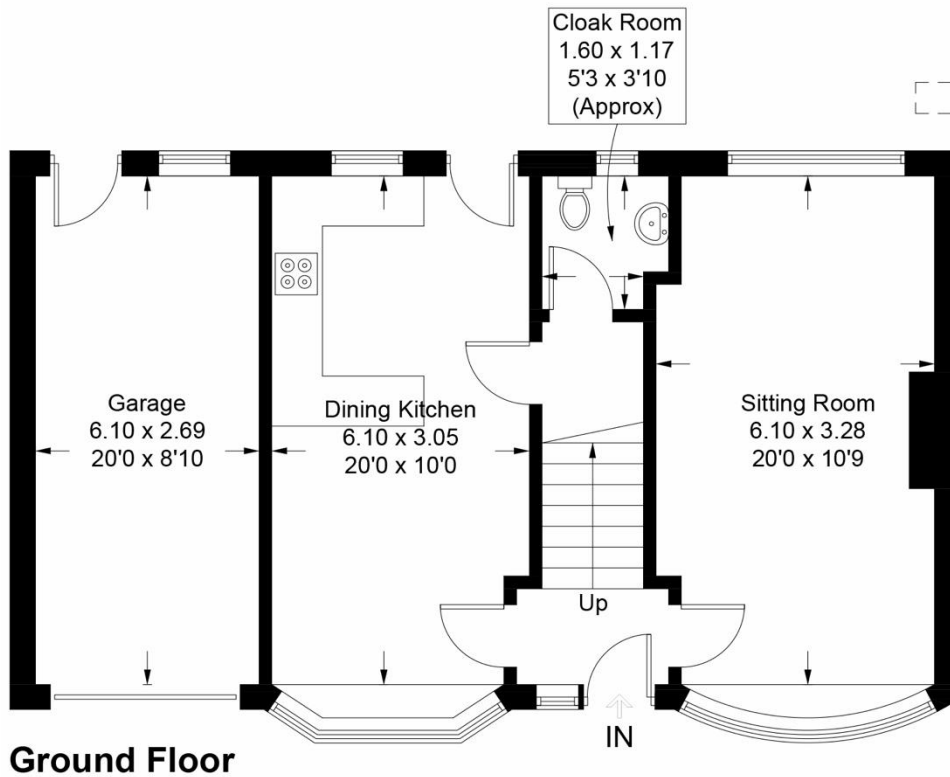


Illustration for identification purposes only, measurements are approximate, not to scale.

LOCATION

Village Life

Helperby is a charming and vibrant village set in the heart of North Yorkshire, offering an appealing blend of rural tranquillity, community spirit and everyday convenience. The village enjoys an excellent range of amenities including a well-regarded Church of England primary school, parish church, award-winning pub/restaurant with guest accommodation, recreation ground, sports club and cricket club. At the heart of village life is the thriving village hall, which hosts a wide variety of clubs, activities and community events throughout the year, helping to foster the strong sense of community for which Helperby is well known.

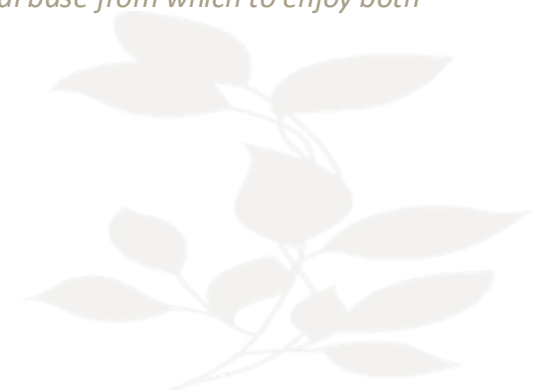
Countryside & Recreation

Surrounded by the beautiful landscapes of the Vale of York, Helperby enjoys a particularly attractive setting amidst rolling countryside, open farmland and picturesque rural scenery. The village benefits from direct access to the River Swale, providing opportunities for fishing, riverside walks and enjoying the natural environment. An extensive network of footpaths and bridleways extends from the village into the surrounding countryside, making the area especially popular with walkers, cyclists and those who enjoy outdoor pursuits. The combination of open countryside, recreational facilities and community activities creates an enviable lifestyle for residents of all ages.

Location & Connectivity

Despite its peaceful rural setting, Helperby is exceptionally well placed for access to many of North Yorkshire's most desirable destinations. The nearby market towns of Easingwold, Thirsk and Boroughbridge provide an excellent range of shops, services and everyday amenities, whilst the cathedral city of Ripon offers a wealth of history, culture and community events centred around its magnificent cathedral and historic market square. The elegant spa town of Harrogate and the historic city of York are both readily accessible in around 30 minutes, offering an extensive choice of shopping, dining, leisure and cultural attractions. Leeds, the region's principal commercial centre, is approximately 45 minutes away by car, making Helperby an attractive location for commuters seeking a village lifestyle.

The village is well connected by road, with convenient access to both the A1(M) and A19, providing straightforward links throughout North Yorkshire and beyond. Rail services are available from Thirsk railway station, approximately nine miles to the north-east, where regular East Coast Main Line services provide direct connections to York, Newcastle, Edinburgh and London King's Cross, making Helperby an ideal base from which to enjoy both rural living and excellent regional and national connectivity.





SETTING AND GARDENS

Occupying a pleasant position along a quiet no-through village lane, the property forms part of a small and established residential setting of attractive brick-built homes. The location enjoys a peaceful atmosphere with very little passing traffic, whilst remaining conveniently placed for the amenities of the village.

Mature trees, established planting and attractive neighbouring properties create an appealing environment, and the property benefits from its own driveway parking together with an attached garage.

To the front, the property is complemented by a particularly attractive garden, laid principally to lawn and beautifully framed by mature shrubs, ornamental trees and shaped evergreen planting providing year-round colour and interest, whilst a variety of specimen trees create attractive focal points and enhance the approach to the house. The front garden creates a welcoming first impression and contributes significantly to the property's kerb appeal.

To the rear lies a delightful enclosed garden enjoying a highly desirable south-westerly aspect, making it an ideal space for relaxing and entertaining whilst taking full advantage of the afternoon and evening sunshine.

Mature hedging, established shrubs and well-stocked borders create a pleasant sense of privacy and seclusion, whilst providing colour and interest throughout the seasons. A particularly attractive feature is the substantial brick-built boundary wall with its decorative arched detailing and climbing plants, which combines with the ornamental pond to create a charming focal point and lends both character and maturity to this delightful garden setting.

A timber garden stores complete this charming and manageable garden, which offers an excellent balance of lawn, planting and outdoor living space.





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 D. 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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