



## FAWDINGTON LODGE

FAWDINGTON | HELPERBY | YORK | NORTH YORKSHIRE | YO61 2RQ

*Fawdington Lodge is a charming detached period farmhouse set within the peaceful rural hamlet of Fawdington, just a short distance from the picturesque and highly sought-after village of Helperby. Surrounded by open countryside, the property enjoys a tranquil setting while still being conveniently located for nearby amenities and transport links.*

*The house offers spacious and comfortable accommodation arranged over three floors, providing a versatile layout well suited to modern family living. Throughout the property, a blend of contemporary convenience and characterful period features creates a warm and inviting home with plenty of flexibility.*

*Externally, Fawdington Lodge is complemented by a range of useful outbuildings, offering excellent storage. The property also benefits from private parking and expansive gardens, providing generous outdoor space and attractive views across the surrounding countryside.*



## ACCOMMODATION

### GROUND FLOOR

- Reception hall
- Sitting room
- Dining room
- Breakfast kitchen
- Utility room
- Cloakroom
- Walk-in-pantry
- Storeroom

### FIRST FLOOR

- Landing
- Principal bedroom en-suite shower room
- Three further double bedrooms
- House bathroom

### SECOND FLOOR

- Excellent work from home space or two additional bedrooms

### EXTERIOR

- Private driveway
- Off-road parking
- Brick outbuildings
- Stone flagged terrace
- Lawned gardens and grounds

## GROUND FLOOR

The sitting room is a bright and welcoming space, benefiting from two large sash-style windows that allow plenty of natural light while providing attractive views over the surrounding gardens. The room features a characterful open fireplace set within a simple period-style surround, creating an attractive focal point and adding warmth and charm to the space.

Finished with neutral décor and wood-effect flooring, the room provides a versatile setting for both relaxing and entertaining. A traditional wooden door and arched alcove detail further enhance the room's period character, while the generous proportions ensure a light and airy atmosphere throughout.



The dining room, located adjacent to the breakfast kitchen, is a spacious and light-filled room, well suited to both everyday dining and entertaining. Two large windows overlook the gardens, while a glazed door provides direct access to the outside terrace, allowing for plenty of natural light and creating a pleasant connection between the house and the garden.

A wood-burning stove set beneath a timber mantle provides an attractive focal point and adds warmth and character to the space. Finished in neutral tones with wood-effect flooring and complemented by contemporary lighting, the room offers a versatile and welcoming setting for family meals and gatherings.





The heart of this charming home is its inviting breakfast kitchen, which seamlessly connects to a delightful dining room featuring a dual aspect log-burning stove. The kitchen boasts painted Shaker-style floor and wall cabinets, and stainless-steel sink.

With ample space for a dining table, the kitchen is perfect for casual family meals. The adjoining dining room enjoys direct access to a stone-flagged dining terrace, which leads to the picturesque gardens, providing an ideal setting for outdoor entertaining.

The ground floor is further enhanced by a well-appointed utility/laundry room with a stainless-steel sink, a walk-in pantry for additional storage, a convenient storeroom, and a cloakroom, adding practicality to this lovely home's appeal.

*The first-floor accommodation is accessed by a painted timber staircase, leading to a light and spacious landing. From here, you'll find the principal bedroom, complete with an en-suite shower room.*

*In addition to the principal suite, the first-floor features three double bedrooms, each filled with natural light. These rooms are thoughtfully arranged and share a house bathroom, fitted with white sanitary ware and complemented by chrome fixtures and fittings.*

*A second enclosed staircase provides access to two additional bedrooms on the upper floor. These versatile rooms offer ample space and could easily be adapted to suit a variety of needs, such as a home office or hobbies room, providing flexibility and function to the home's overall design.*







## EXTERNAL

Fawdington Lodge enjoys a lovely rural setting, offering a tranquil retreat from the hustle and bustle of everyday life. It is approached via the picturesque Fawdington Lane, which opens onto a spacious private parking area, providing ample space for multiple vehicles. Adjacent to the parking area is a range of useful brick outbuildings, ideal for storage of garden tools/outdoor furniture etc.

Set amidst expansive lawned gardens and grounds, the property is bordered by mature trees and well-established hedging, ensuring a high degree of privacy and seclusion.

The lush greenery provides a sense of openness, while the natural borders create a peaceful, enclosed sanctuary for outdoor relaxation or recreation. In addition, the property offers access to scenic riverside walks, where one can enjoy the beauty of the surrounding countryside, making it a perfect haven for nature lovers and those seeking a quiet, idyllic lifestyle.

## LOCATION

The property is situated close to the vibrant, community-focused village of Helperby, and is perfectly positioned to enjoy and explore the magnificent surrounding countryside together with all that the county has to offer. The property also benefits from far-reaching views towards the White Horse at Kilburn, a well-known local landmark.

The village offers an excellent range of attractions and amenities for family life including: 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 surrounding villages also offer a range of farm shops providing excellent fresh local produce, together with traditional cosy pubs, restaurants and hotels. Set amidst open countryside, yet close to the market towns of Easingwold, Thirsk, Boroughbridge and the cathedral city of Ripon, which boasts a weekly market and a wide variety of shops and supermarkets including Booths and the newly launched Marks and Spencer. Ripon also offers a range of public houses and restaurants, a leisure centre, swimming pool, racecourse, golf club, sports clubs and the renowned Ripon Grammar School.

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



Services: Mains electricity, water and private drainage. Oil fired central heating.  
Energy Performance Certificate: Rating E: Full copy of the energy performance certificate is available upon request  
Monthly Rental: £2,200 | Deposit: £2,200 (to be held in a deposit protection scheme)  
Viewing: Strictly by prior appointment through Buchanan Mitchell, telephone 01423 360055 | Letting: Unfurnished  
Tenancy: The property will be offered under a Periodic Tenancy Agreement | Client Protection Money: RICS  
Buchanan Mitchell are members of the Property Redress Scheme | Available immediately  
Mileages: A1 (M) 5 miles, Boroughbridge 6 miles, Easingwold 8 miles, Thirsk 8 miles, Ripon 11 miles, York 18 miles, Harrogate 21 miles, (All mileages are approximate)

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