

SKYE COTTAGE

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

Situated Occupying a delightful position in the heart of the highly regarded village of Helperby, Skye Cottage is an attractive traditional brick-built semi-detached property, offering considerable character and an exciting opportunity for purchasers looking to create a home to their own taste and specification.

With its appealing period features, distinctive bay window and traditional brick elevations, the property enjoys an attractive village setting. A particular feature is the unusually generous, enclosed rear garden, offering a good degree of privacy, with established trees and shrubs, extensive lawned areas, paved terraces and useful outbuildings. The property also benefits from valuable private off-street parking, a particular advantage in such a central village location.

Helperby, together with the adjoining village of Brafferton, forms a thriving and welcoming rural community, with a traditional village pub, primary school, village hall and a range of local amenities. Surrounded by the beautiful North Yorkshire countryside, the village is conveniently situated for Boroughbridge, Ripon, Harrogate and York, with excellent access to the wider road network.

Offering excellent potential for updating and improvement, Skye Cottage represents a rare opportunity to acquire a characterful village home with generous outside space and private parking in this much sought-after location.

ACCOMMODATION

GROUND FLOOR

- Sitting Room
- Breakfast kitchen
- Utility room

FIRST FLOOR

- Two double bedrooms
- Bathroom

EXTERIOR

- Private off-road parking
- Walled gardens
- Brick outbuildings





GROUND FLOOR

Sitting Room
A well-proportioned sitting room featuring an attractive walk-in bay window overlooking the front of the property, allowing plenty of natural light into the room. A recessed fireplace houses a wood-burning stove set on a stone hearth, creating an appealing focal point. The room also benefits from useful understairs storage and provides direct access through to the adjoining dining kitchen. With neutral décor and exposed timber floorboards, the room offers excellent scope for personalisation.



Dining Kitchen
A spacious, light-filled dining kitchen offering ample room for a family dining table alongside a range of fitted white Shaker-style wall and base units, complemented by timber-effect worktops and tiled splashbacks. There is space for freestanding appliances, together with a stainless steel sink positioned beneath a window. The room benefits from a practical tiled floor, neutral décor and a recessed alcove, whilst windows to the rear provide plenty of natural light. A door leads through to the adjoining utility room and onwards to the rear garden.

Utility Room
Adjoining the dining kitchen is a useful, generously glazed utility room, providing additional space for laundry appliances and general household storage. With windows overlooking the rear garden and a glazed door opening directly onto the paved terrace, this practical space offers excellent potential for further improvement and personalisation.







FIRST FLOOR

Bedroom One
A generously proportioned double bedroom with windows providing natural light and an attractive original cast iron fireplace adding character. The room also benefits from recessed areas with hanging rails, offering useful clothes storage, and provides ample space for additional bedroom furniture.

Bedroom Two
A further well-proportioned double bedroom enjoying a pleasant outlook towards the rear garden. Featuring an original cast iron fireplace and a recessed area with hanging rails, this is another comfortable bedroom offering plenty of scope for a fresh decorative scheme.

House Bathroom
The house bathroom is fitted with a white suite comprising a panelled bath, pedestal wash hand basin and low-level WC. Partially tiled walls, wood-effect flooring and a frosted window providing natural light complete the accommodation.





Setting, Parking, Outbuildings and Gardens

Skye Cottage occupies an attractive position on Dunroyal, a pleasant residential lane leading off Main Street in the centre of Helperby. Set amongst a variety of traditional village properties, the cottage enjoys a convenient yet tucked-away setting, within easy walking distance of the village amenities. A particular advantage is the provision of private off-street parking to the side of the property, with access through to the rear garden.

The property also benefits from a range of useful outbuildings, providing valuable additional storage for garden equipment, bicycles and general household purposes, with potential for alternative uses, subject to any necessary consents.

To the rear lies a surprisingly large, enclosed garden, offering a good degree of privacy and considerable scope for further landscaping and improvement. Immediately adjoining the cottage is a paved terrace, providing an ideal space for outdoor seating and dining, with the garden extending beyond to a generous area of lawn, interspersed with established trees, shrubs and mature planting.

The garden has an appealing sense of space and seclusion, with established boundaries creating a pleasant backdrop. Its generous proportions provide plenty of opportunity to introduce additional planting, create further seating areas or develop a more formal garden layout, whilst retaining ample lawned space. A wonderful outdoor setting with the potential to become a particularly attractive feature of the property.



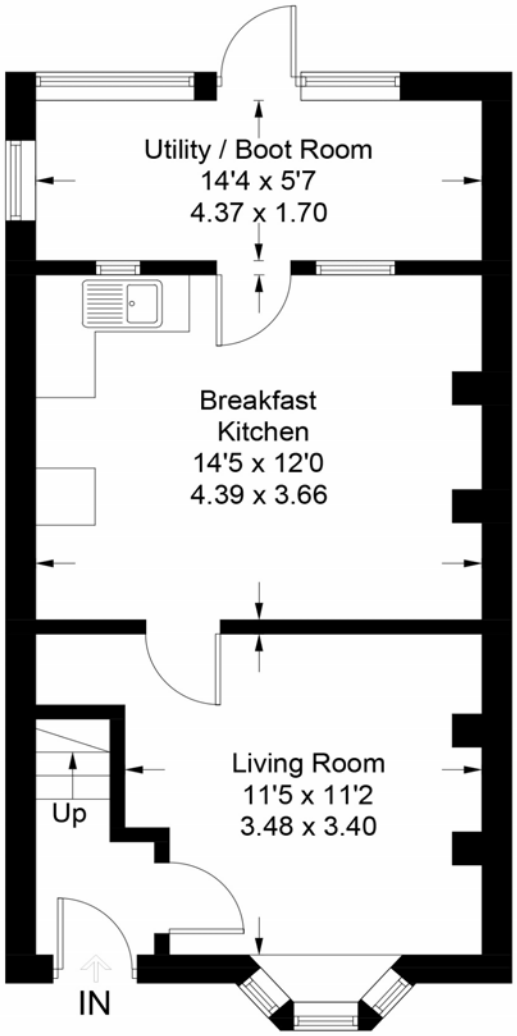




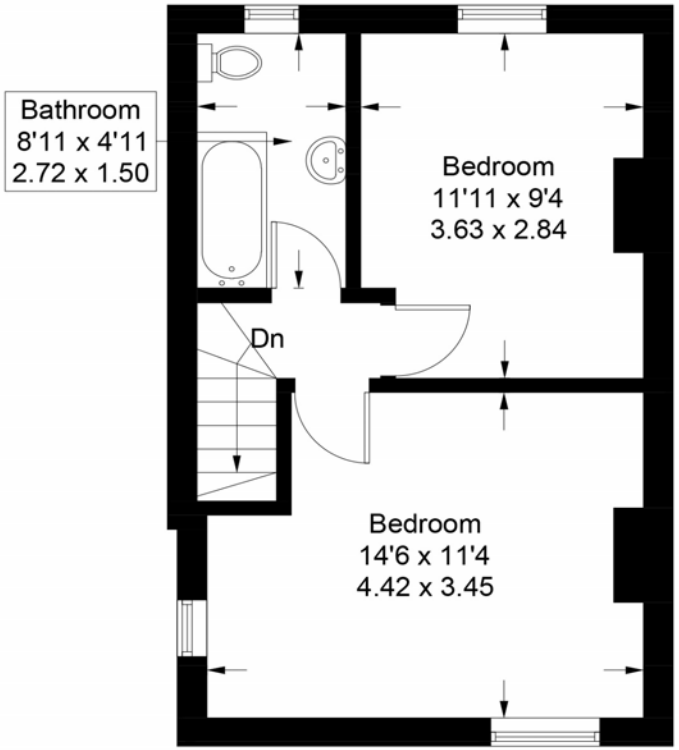


Skye Cottage, Dunroyal, Helperby, YORK, YO61 2PY

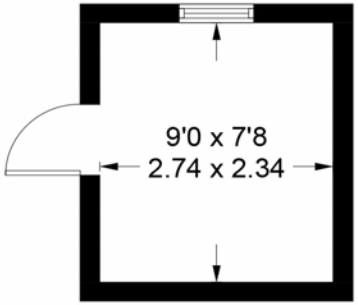
Approximate Gross Internal Area
Ground Floor = 441 sq ft / 41 sq m
First Floor = 349 sq ft / 32.4 sq m
Outbuildings = 131 sq ft / 12.2 sq m
Total = 921 sq ft / 85.6 sq m



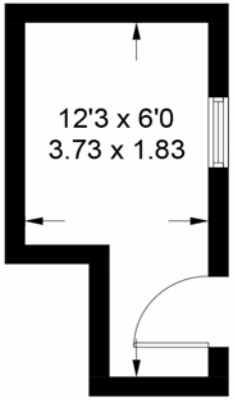
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Outbuildings

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, village store, 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.



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 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.
The property is sold subject to standard vendor covenants, Full details available from the Selling Agents.
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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