



3 DUNROYAL

HELPERBY | YORK | NORTH YORKSHIRE | YO61 2PY

Occupying an attractive position within the heart of this highly regarded village, 3 Dunroyal is a charming period cottage offering well-proportioned two-bedroom accommodation, a delightful south-facing rear garden and a detached studio.

Full of character and original charm, the cottage provides a wonderful opportunity to enjoy village life in a home that has been well maintained over the years. Comfortable and welcoming throughout, the property offers well-balanced accommodation ideally suited to a variety of purchasers, whilst also presenting scope for an incoming owner to further refine and personalise the property over time. In addition, there is potential to extend the existing accommodation, subject to the necessary planning consents and approvals.

The cottage enjoys a particularly appealing rear garden, which benefits from a sunny southerly aspect and provides an attractive setting for outdoor relaxation and entertaining. A notable feature of the property is the detached brick-built studio, positioned at the rear of the garden providing a versatile additional space for a range of uses.

Combining period character, generous outside space and exciting possibilities, 3 Dunroyal represents a rare opportunity to acquire a delightful village cottage in a highly regarded village setting, with beautiful countryside on the doorstep.

ACCOMMODATION

GROUND FLOOR

- Sitting Room
- Breakfast kitchen
- Walk-in-Pantry

FIRST FLOOR

- Two double bedrooms
- Shower room

EXTERIOR

- Lawned gardens
- Brick garden store
- Detached office/studio







GROUND FLOOR

A charming and well-proportioned sitting room, enjoying an abundance of natural light from the large front-facing sash-style window. Rich in character, the room features exposed ceiling beams and an attractive open fire with decorative tiled inset and timber surround, creating a natural focal point. The room provides ample space for both seating and occasional furniture, whilst fitted display shelving to either side of the chimney breast enhances both practicality and character. A glazed door leads through to the dining kitchen, creating an easy flow between the principal living spaces.



Positioned to the rear of the cottage overlooking the garden, the breakfast kitchen is a bright and welcoming space, providing ample room for everyday dining. Fitted with a range of cream-fronted base and wall-mounted cupboards complemented by timber-effect work surfaces and tiled splashbacks, the kitchen incorporates a stainless-steel sink unit beneath a rear-facing window together with space for a freestanding cooker and further appliances.

The dining area comfortably accommodates a family dining table, creating an informal and sociable space at the heart of the home. A door provides direct access to the rear garden and studio beyond, whilst an opening leads through to a useful walk-in pantry/store, enhancing the practicality of the accommodation. Comfortable and functional as it stands, the breakfast kitchen also offers scope for further improvement and reconfiguration, subject to individual requirements.





FIRST FLOOR

Stairs rise from the ground floor to a first-floor landing which provides access to two bedrooms and the house shower room.

The principal bedroom is a particularly generous double room, enjoying an attractive outlook to the front of the property through a large sash-style window which floods the room with natural light. Well-proportioned and comfortable, the room offers ample space for a range of freestanding bedroom furniture.

The second bedroom overlooks the rear garden and is currently arranged as a twin room. A bright and versatile space, it would equally lend itself to use as a guest bedroom, nursery or home office.

Completing the accommodation is a recently refurbished shower room, fitted with a contemporary white suite comprising a walk-in shower with glazed screen and rainfall shower head, wash hand basin with vanity storage, low-level WC and a heated towel rail. Finished with modern wall tiling and benefiting from a rear-facing window, the shower room provides a stylish and practical addition to the cottage.



3 Dunroyal Ct, Helperby, YO61 2PY

Approximate Gross Internal Area
 Ground Floor = 387 sq ft / 36.0 sq m
 First Floor = 368 sq ft / 34.2 sq m
 Outbuildings = 333 sq ft / 30.9 sq m
 Total = 1088 sq ft / 101.1 sq m

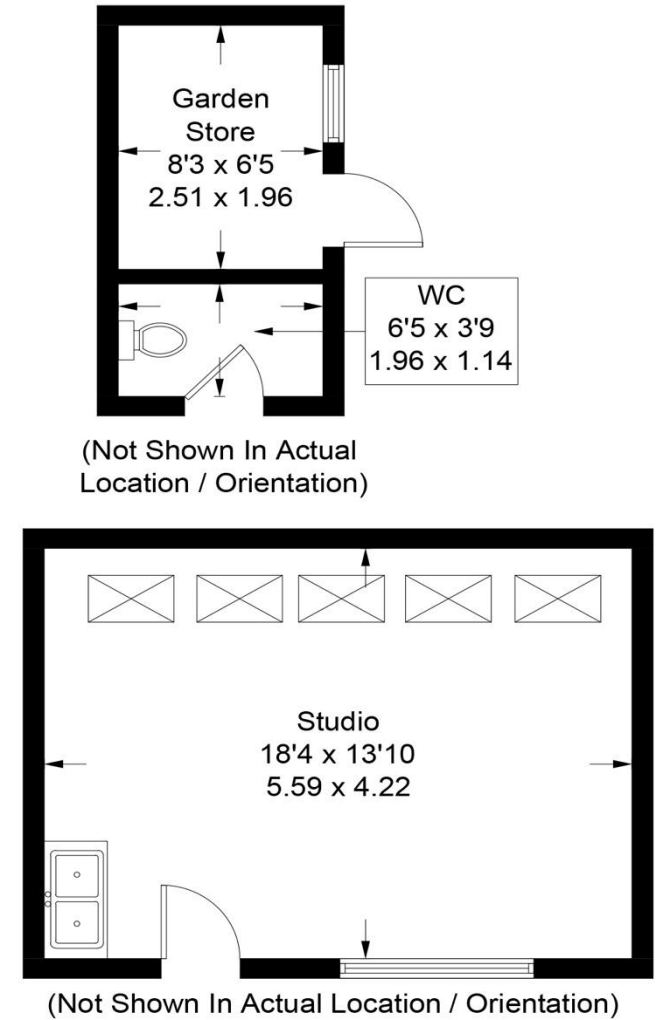
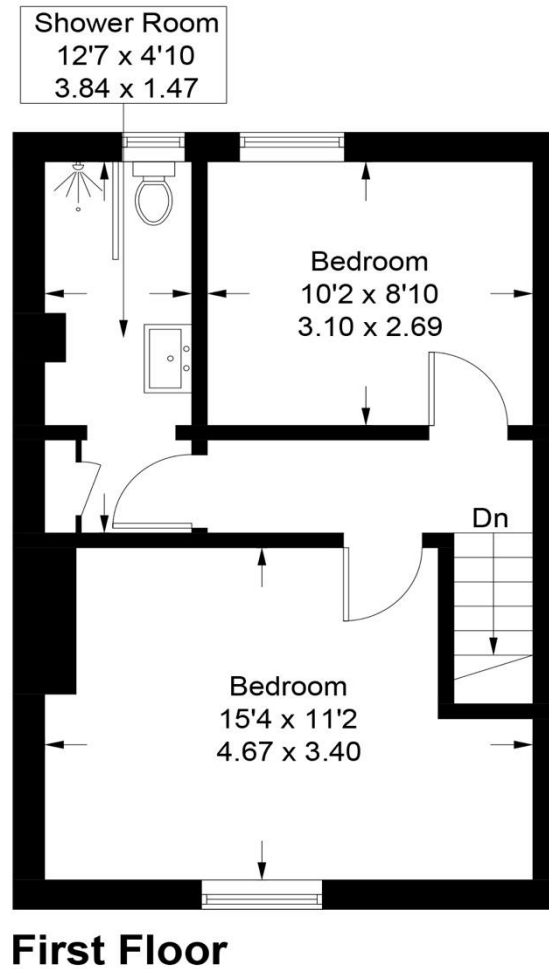
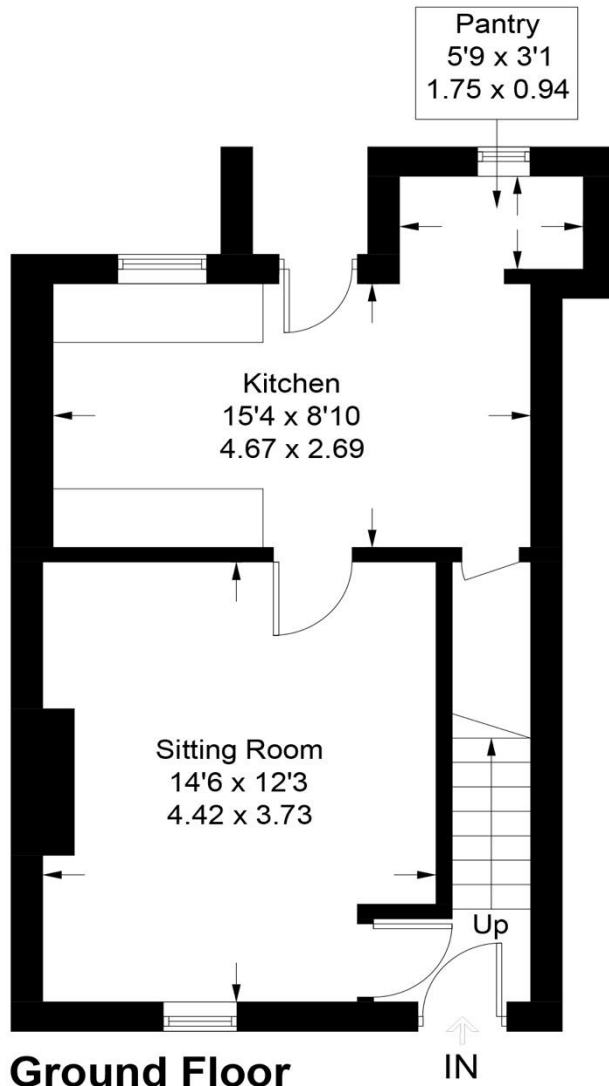


Illustration for identification purposes only, measurements are approximate, not to scale.

STUDIO

Positioned at the far end of the south-facing garden, the detached brick-built studio is a particularly attractive feature of the property and provides a wonderfully versatile additional space. Currently utilised as an artist's studio, the building enjoys excellent levels of natural light through a series of rooflights and a large picture window overlooking the garden.

Generous in scale, the studio offers a spacious open-plan interior with ample room for creative pursuits, hobbies, home working or a variety of other recreational uses. The vaulted ceiling enhances the sense of space, whilst direct access to the garden creates an enjoyable connection with the surrounding outdoor environment.

A rare and highly adaptable addition to a village cottage, the studio provides valuable ancillary accommodation and offers exciting potential for a range of future uses, subject to any necessary consents and approvals.



GARDENS

A south facing garden lies to the rear of the cottage and provides a delightful outdoor setting, laid mainly to lawn and complemented by well-stocked borders, flowering shrubs and mature hedging which provide colour and interest throughout the seasons.

A stone pathway runs alongside the lawn, leading through the gardens to the detached studio positioned at the far end of the plot. The gardens offer ample space for outdoor dining, gardening and relaxation, together with an attractive outlook across the grounds.

Immediately to the rear of the house is a sheltered courtyard area providing a practical link between the cottage and brick garden store. Beyond, the principal garden is arranged in a traditional cottage-garden style with established planting, ornamental shrubs and specimen trees creating an attractive setting.

A pedestrian right of way exists directly to the rear of the property for the benefit of a neighbouring property, however the gardens remain a particularly appealing feature of the cottage, offering generous outdoor space together with a charming detached studio and useful ancillary outbuildings.



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.



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.

Please note: To the rear of 3 Dunroyal is subject to a pedestrian right of access to benefit a neighbouring property.

Energy Performance Certificate: Rating TBC. 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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