



DUNROYAL END

HELPERBY | YORK | NORTH YORKSHIRE | YO61 2PY

Situated within the heart of the highly regarded village of Helperby, Dunroyal End is a charming period cottage constructed of traditional red brick beneath a pantile roof. Requiring a programme of modernisation and improvement, the property offers an exciting opportunity to create a characterful village home to individual tastes and requirements.

The accommodation currently comprises a sitting room with an exposed brick fireplace, a breakfast kitchen, pantry, two first-floor bedrooms and a house bathroom. Whilst the property would now benefit from comprehensive updating, it provides an excellent foundation for renovation and has the potential to become an attractive and comfortable home in a sought-after village setting.

A particular feature of Dunroyal End is the generous outside space. To the rear is a substantial enclosed garden incorporating a paved seating area and extensive lawn, together with a range of traditional outbuildings and stores offering useful storage and further potential, subject to any necessary consents. A courtyard area provides off-street parking and access to a range of outbuildings.

Properties of this nature are becoming increasingly difficult to find, particularly those combining period character, sizeable gardens, outbuildings and parking. Dunroyal End presents a rare opportunity for purchasers seeking a rewarding renovation project with considerable scope to enhance both the accommodation and overall value.



ACCOMMODATION

GROUND FLOOR

- Sitting Room
- Breakfast kitchen
- Walk in pantry

FIRST FLOOR

- Two double bedrooms
- Bathroom

EXTERIOR

- Off road parking
- Lawned gardens
- Brick outbuildings





GROUND FLOOR

The sitting room is a well-proportioned reception room enjoying a pleasant outlook to the front of the property through a sash-style window. A focal point of the room is the exposed brick fireplace with timber mantel and stone hearth, which lends character and warmth to the space. The room is further complemented by wood-effect flooring and benefits from good natural light, creating an inviting space for everyday living. A doorway leads through to the breakfast kitchen beyond, whilst the room offers ample space for a range of seating furniture and presents an excellent opportunity for a purchaser to update and personalise to their own tastes



The breakfast kitchen is a well-proportioned room enjoying a pleasant outlook over the rear garden and direct access outside via a half-glazed door. Fitted with a range of wall and base units incorporating work preparation surfaces, stainless steel sink unit and integrated electric oven with hob, the room provides ample space for informal dining and everyday family living. A useful recessed alcove offers additional storage potential, whilst the overall space presents an excellent opportunity for a purchaser to remodel and update to create a more contemporary kitchen tailored to modern requirements.

Within the kitchen is a walk-in pantry providing additional storage space. Subject to the necessary alterations, this area could readily be repurposed to create a combined utility/WC, further enhancing the practicality of the accommodation. Together, the kitchen and pantry offer considerable scope for improvement and reconfiguration, making them a key feature of the property's wider renovation potential.





FIRST FLOOR

Stairs rise from the ground floor to a first-floor landing which provides access to two well-proportioned double bedrooms and the house bathroom.

The principal bedroom is a particularly generous double room enjoying a pleasant outlook to the rear of the property through two windows which allow for excellent levels of natural light. Offering ample space for freestanding furniture, the room presents an excellent opportunity for cosmetic updating and personalisation.

The second bedroom is another good-sized double room overlooking the rear elevation. Whilst requiring modernisation, it offers flexible accommodation and would be equally suited as a guest bedroom, child's bedroom or home office.

Completing the accommodation is the house bathroom, fitted with a white suite comprising a panelled bath with shower over, wash hand basin and low-level WC. A window to the rear elevation provides natural light and ventilation. As with much of the property, the bathroom would benefit from updating and offers scope for refurbishment to create a more contemporary space.

Overall, the first-floor accommodation provides well-balanced and generously proportioned rooms, all of which offer considerable potential for improvement and enhancement.



GARDENS

The property is approached via a shared access leading to a courtyard area to the rear, providing off-street parking and access to a range of traditional outbuildings. These brick and pantile structures offer useful storage and workshop space and present excellent potential for a variety of uses, subject to any necessary consents. An open-fronted store and several further outbuildings enhance the property's practicality and scope for future improvement.

Beyond the courtyard lies a surprisingly large rear garden which represents one of the property's most appealing features. Extending to the rear of the house, the garden is predominantly laid to lawn and enjoys a pleasant, mature setting with established hedged boundaries and a number of mature trees providing character and seasonal interest.

The garden provides ample room for families, keen gardeners and those seeking outside space rarely found with properties of this nature. In addition, the substantial plot offers considerable potential for further landscaping, the creation of productive vegetable gardens, or the enhancement of the existing outbuildings, subject to any necessary permissions.

Overall, the outside space complements the property, combining generous parking, useful ancillary buildings and an extensive garden that offers tremendous potential for future owners to create a special outdoor environment.

Prospective purchasers should note that the sale is subject to an overage provision affecting the rear garden only. This will entitle the seller to receive 20% of any increase in value attributable to the grant of planning permission for the construction of additional dwelling(s) within the rear garden for a period of 20 years from the date of completion. Further details are available upon request.





Dunroyal End, Helperby, North Yorkshire, YO61 2PY

Approximate Gross Internal Area
 Ground Floor = 344 sq ft / 32.0 sq m
 First Floor = 343 sq ft / 31.9 sq m
 Outbuildings = 128 sq ft / 11.9 sq m
 Total = 815 sq ft / 75.8 sq m

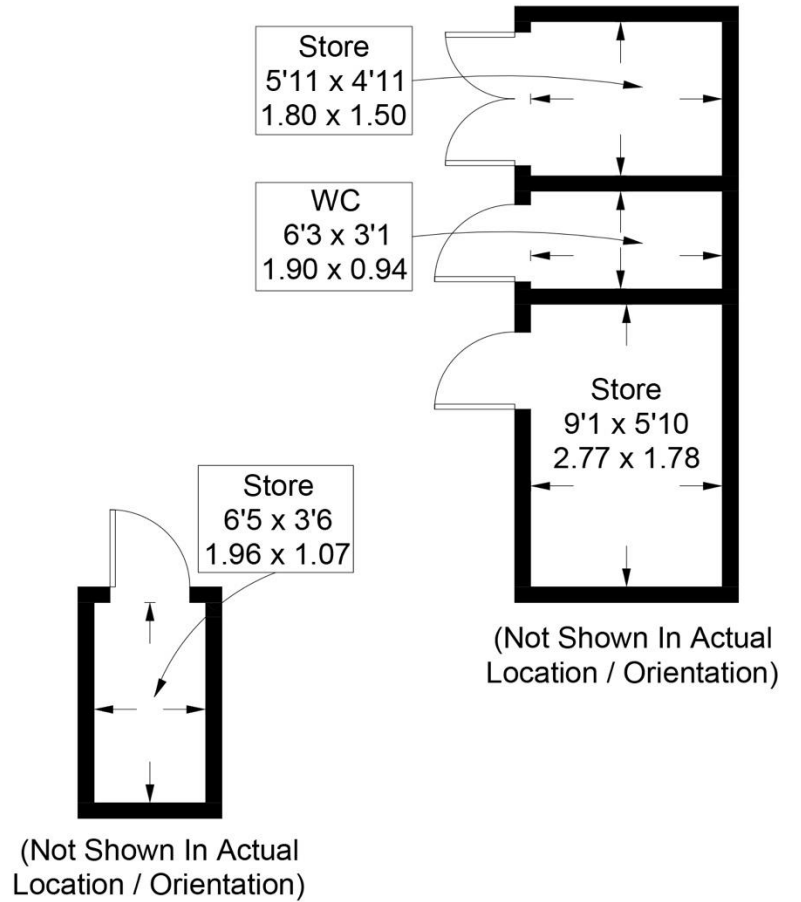
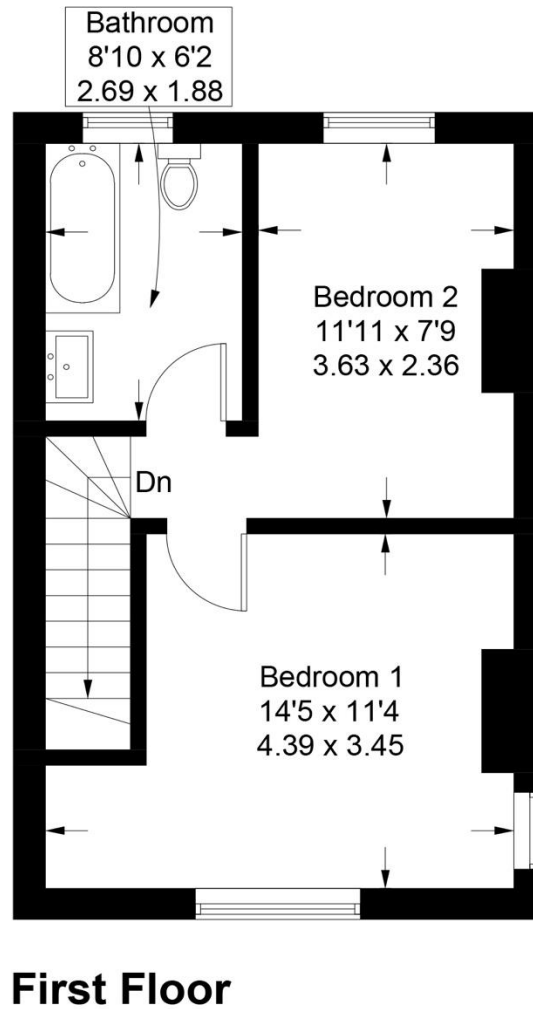
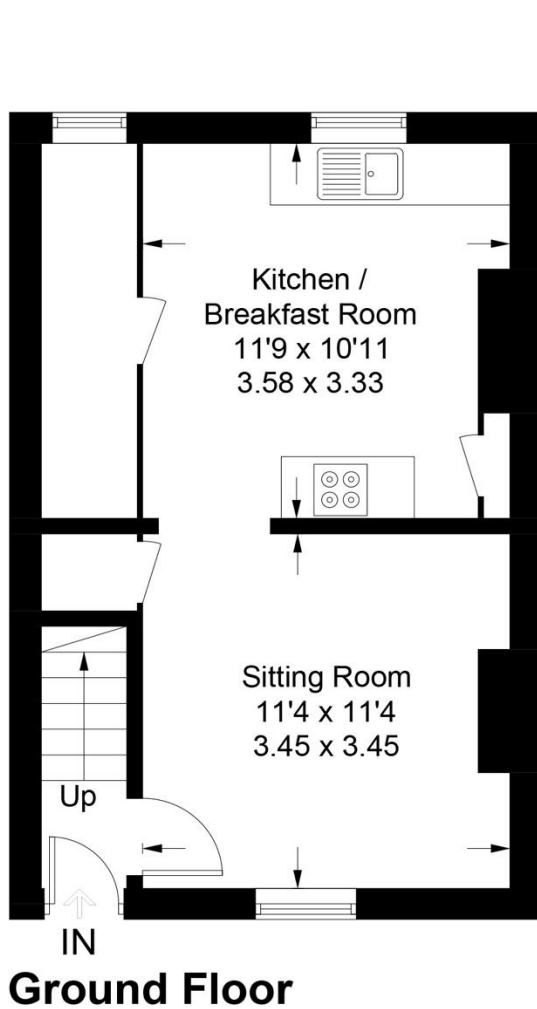


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



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.

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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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

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