



Main Street, Helperby £425,000

A beautifully presented and deceptively spacious Grade II Listed double-fronted cottage on Helperby's picturesque Main Street. Features include 2 reception rooms, large kitchen, 3 double bedrooms, en-suite shower room and an idyllic walled rear garden with a versatile 175 sq ft outbuilding "ready to go" as a home office, workshop, studio or gym.



Believed to date back to the early 19th Century and once serving as the village shop, Valley Cottage is a truly enchanting Grade II Listed home, rich in history, character and timeless charm. Beautifully presented throughout, it effortlessly blends period features with thoughtful modern enhancements to create a warm and welcoming village retreat.



At the heart of the home is a magnificent 22'10" open-plan dining and living space, where exposed beams, a stone-flagged floor and an abundance of character create an inviting setting for family life and entertaining. Beyond lies a beautifully appointed Howdens kitchen featuring granite worktops, integrated appliances and delightful views over the rear garden, with a stable door opening directly onto a paved seating area.



The elegant dual-aspect sitting room with oak herringbone flooring is a wonderful cosy space with a window seat, centered around a wood-burning stove set within a handcrafted oak fireplace by renowned local craftsmen Wren Cabinetmakers of Thirby.

A cloakroom/WC completes the ground floor accommodation.

Upstairs, a bespoke Wren oak handrail leads to 3 generous double bedrooms, including a delightful principal suite with period fireplace and en-suite shower room. A stylish family bathroom serves the remaining bedrooms, while a partially boarded loft offers useful additional storage.

Other internal features of note include an oil fired radiator central heating system and a mix of secondary, single and double glazing.

Outside, the cottage continues to impress with "on street" parking and an idyllic walled rear garden offering a beautifully enclosed and private sanctuary with a lawn, flowerbed borders, small storage barn and secluded decked seating areas.



A substantial double-glazed rustic red brick outbuilding provides approximately 175 sq ft of versatile space, currently used as a studio but equally suited as a home office, gym, workshop or creative retreat.

The rear garden also benefits from a gated pedestrian right of access across the rear of the neighbouring Swift Cottage.

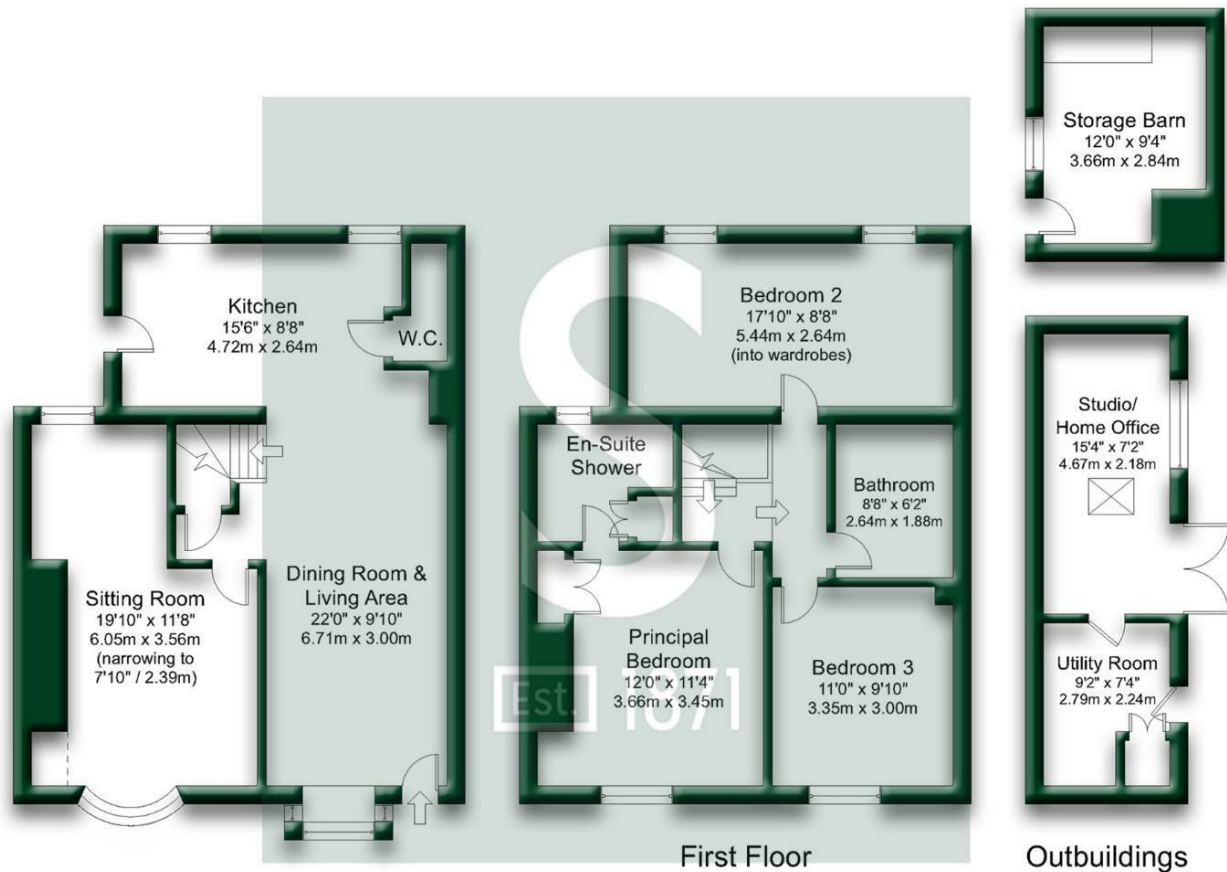
AGENTS NOTE

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

DON'T MISS OUT ON YOUR NEXT HOME

Last year, our social media content reached over 6.7 million views. By following Stephenson's, you'll get exclusive video content, pre-market property teasers, off-market opportunities and early access to new listings before they appear online. Follow us today and stay one step ahead of other house hunters. Simply search @stephensons1871 on your favourite social media platform and start exploring.



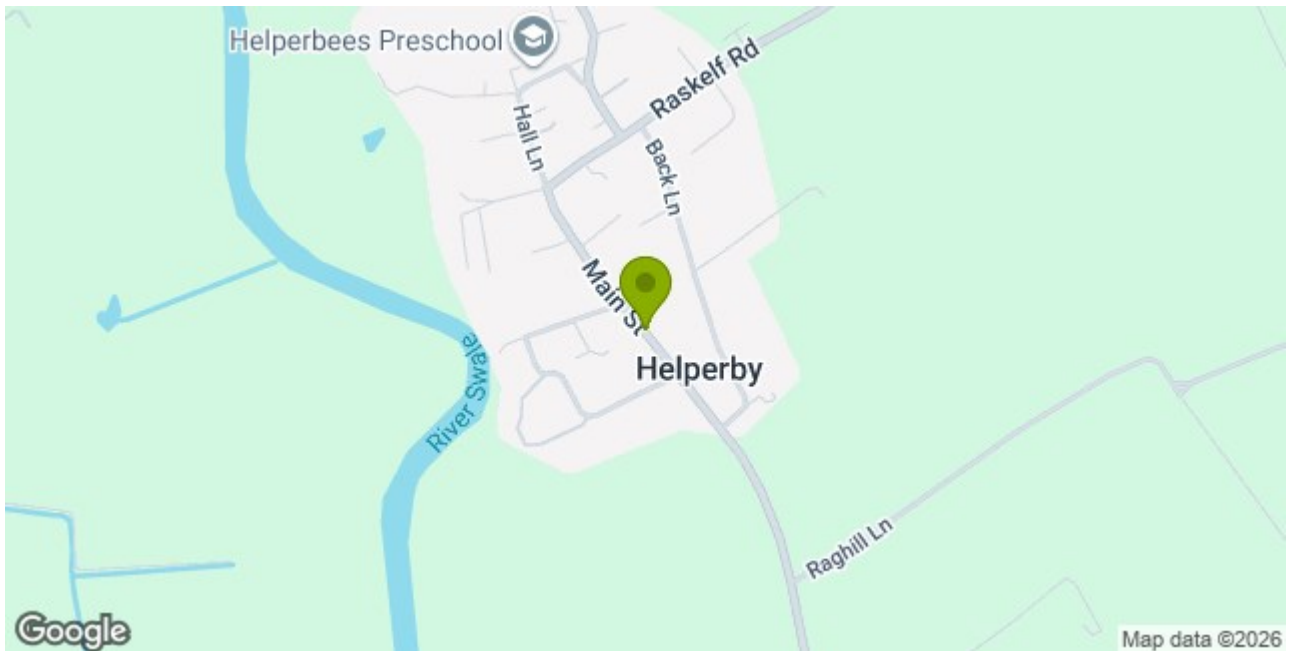


Ground Floor

Gross internal floor area including Outbuildings (approx.): 141.8 sq m (1,527 sq ft)

For illustrative purposes only.

Not to Scale. Copyright © Apex Plans.



Stephensons

York	01904 625533
Knarborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

Associates

N Lawrence

