Main Street, Helperby

£415,000

Stephensons
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Main Street, York YO61 2PS

Est. 1871

£415,000

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 Thirlby.

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.

Tenure: Freehold
Services/Utilities: Mains Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 76 Mbps* download speed
EPC Rating: D - 60
Council Tax: D - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.

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
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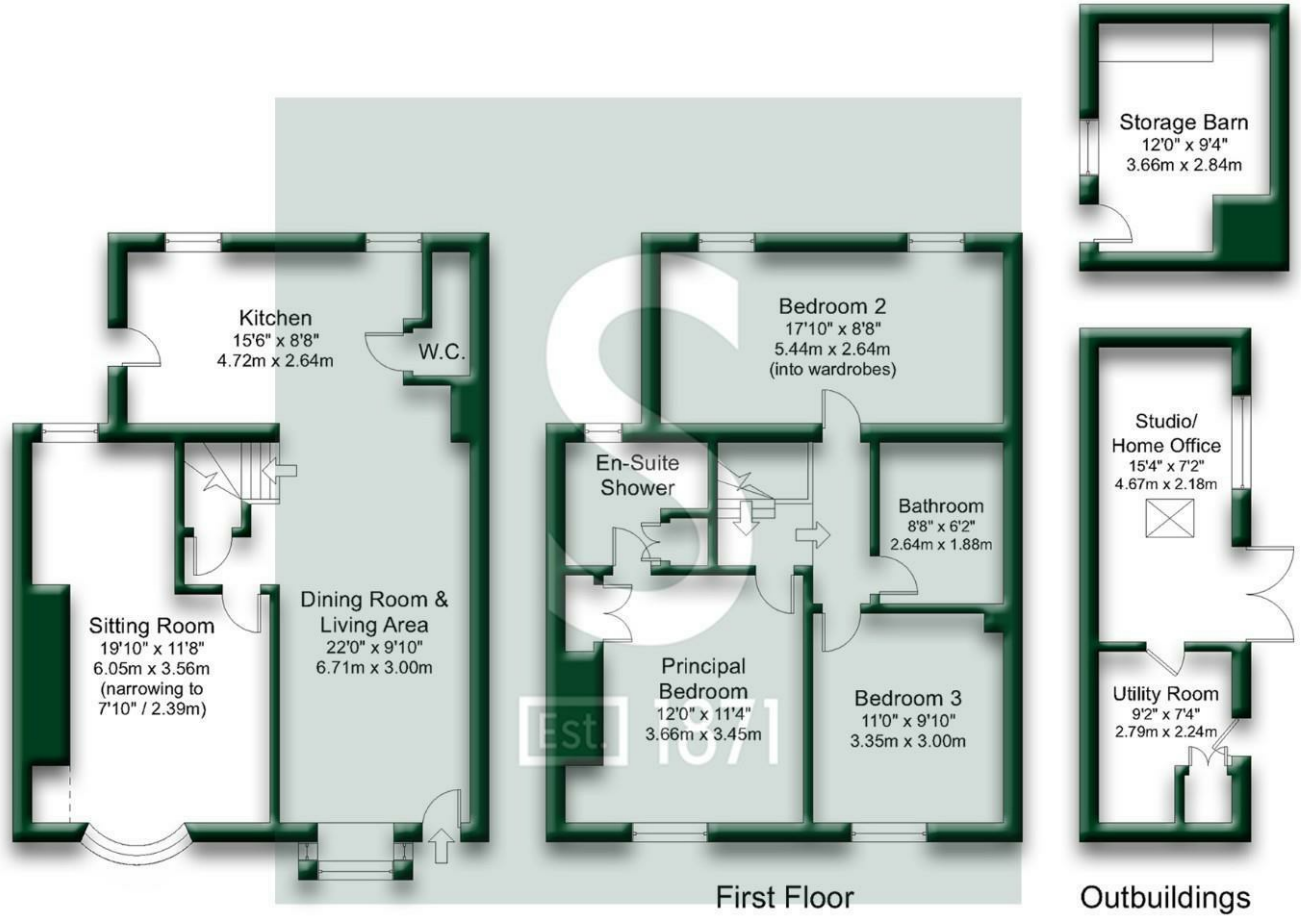

Gross internal floor area including Outbuildings (approx.): 141.8 sq m (1,527 sq ft)

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