



BECK FARMHOUSE

FAWDINGTON | HELPERBY | YORK | NORTH YORKSHIRE | YO61 2RQ

Set within an attractive rural setting in the hamlet of Fawdington, close to the popular village of Helperby.

Beck Farmhouse is a charming and characterful country residence available to let, offering generous accommodation arranged over three floors set in expansive gardens and grounds.

The farmhouse provides well-proportioned living space including five bedrooms, creating a versatile home well suited to family living in a peaceful countryside setting.

The property displays attractive period features and traditional architecture, complemented by a selection of single storey brick-built outbuildings which offer excellent storage and practical space.

The grounds form a particular highlight of the property, with expansive lawned areas, bordered by mature hedging and trees that create a strong sense of privacy and a delightful rural outlook. Adding to the property's appeal, the River Swale runs adjacent to the property, enhancing the attractive rural setting.

Beck Farmhouse presents a rare opportunity to rent a substantial family home with character, generous grounds and useful outbuildings, all set within the beautiful North Yorkshire countryside while remaining within convenient reach of surrounding market towns and local amenities.



ACCOMMODATION

GROUND FLOOR

- Reception hall
- Sitting room
- Dining room
- Breakfast kitchen
- Utility room
- Cloakroom
- Integral Stores

FIRST FLOOR

- Landing
- Principal bedroom en-suite shower room
- Two further double bedrooms
- House bathroom

SECOND FLOOR

- Landing
- Two further bedrooms

EXTERIOR

- Private driveway
- Off-road parking
- Brick outbuildings
- Stone flagged terrace
- Lawned gardens and grounds

The reception hall provides a bright and welcoming entrance to the property, with natural light from two windows overlooking the surrounding grounds. The space features attractive timber flooring and neutral décor, creating a warm and inviting first impression. From the hallway, there is access to the principal ground floor accommodation, while a staircase rises to the upper floors. The area offers useful space for freestanding furniture and provides a practical transition between the main living areas of the house.



The sitting room is a spacious and comfortable reception room, enjoying an abundance of natural light from dual aspect windows which provide pleasant views over the surrounding grounds. The room offers generous proportions, allowing ample space for a range of seating and living furniture.

A feature fireplace with a traditional surround and cast iron inset forms an attractive focal point to the room, creating a cosy atmosphere. The neutral décor and soft carpeting complement the light and airy feel, while the layout provides a welcoming and relaxing living space within the home.



The dining room is a well-proportioned and bright reception room, benefitting from dual aspect windows which allow for an abundance of natural light and pleasant views over the surrounding grounds. The room provides ample space for a family dining table and chairs, making it well suited to everyday dining.

A feature fireplace with a traditional surround and cast-iron inset adds character and serves as an attractive focal point to the room. The neutral décor and soft carpeting complement the light and airy feel, creating a comfortable and inviting space.





The breakfast kitchen is a well-appointed and practical space fitted with a range of painted, shaker-style wall and base units providing ample storage. Complementary work surfaces incorporate a sink and drainer, while appliances include an electric range cooker and extractor hood above, and dishwasher together with space for additional freestanding appliances.

A window positioned above the sink allows for good levels of natural light and provides views towards the courtyard area. Finished with wood-effect flooring and neutral décor, the room offers a bright and functional working kitchen suited to everyday use.

The kitchen leads through to a large integral storeroom, with a separate utility room also located within the property providing space for laundry appliances and general household use.



The principal bedroom is a generously proportioned and well-presented double bedroom situated on the first floor. The room benefits from windows to two elevations, allowing for excellent natural light and pleasant views over the surrounding countryside. A range of fitted wardrobes provides built-in storage, while a window seat creates an attractive feature within the room. A decorative fireplace with traditional surround adds character, and the neutral décor and fitted carpeting contribute to a calm and comfortable atmosphere. The room also benefits from direct access to an en-suite shower room.

The en-suite shower room is fitted with a modern suite comprising a walk-in shower enclosure with glazed screen, wash hand basin set within a vanity unit, and low-level WC. Contemporary wall finishes and recessed ceiling lighting create a clean and modern feel, with practical flooring completing the space.





The guest bedroom on the first floor is a spacious and well-presented double room enjoying good natural light. The room offers ample space for bedroom furniture and features a decorative cast iron fireplace with tiled surround, providing an attractive focal point and adding character to the space.

A further bedroom on the first floor is currently arranged as a study, offering flexible accommodation that could equally serve as a bedroom, home office or hobby room depending on individual requirements.

These bedrooms are served by the house bathroom, which is fitted comprising a freestanding bath, separate shower enclosure, wash hand basin set within a vanity unit, and low-level WC. A window allows for natural light while modern fittings and finishes create a bright and well-appointed bathroom.

The accommodation continues to the second floor where there are two further bedrooms offering comfortable additional bedroom accommodation.







EXTERNAL

Beck Farmhouse enjoys a lovely rural setting, offering a tranquil retreat from the hustle and bustle of everyday life. It is approached via the picturesque Fawdington Lane, which opens onto a spacious private parking area, providing ample space for multiple vehicles. Adjacent to the parking area is a range of useful brick outbuildings, ideal for storage of garden tools/outdoor furniture etc. Set amidst expansive lawned gardens and grounds, the property is bordered by mature trees and well-established hedging, ensuring a high degree of privacy and seclusion.

The lush greenery provides a sense of openness, while the natural borders create a peaceful, enclosed sanctuary for outdoor relaxation or recreation. In addition, the property offers access to scenic riverside walks, where one can enjoy the beauty of the surrounding countryside, making it a perfect haven for nature lovers and those seeking a quiet, idyllic lifestyle.

LOCATION

The property is situated close to the vibrant, community focused village of Helperby, and is perfectly situated to enjoy and explore the magnificent surrounding countryside together with all that the county has to offer. The village offers an excellent range of attractions and amenities for family life: a church; traditional village pub; award winning pub with restaurant and rooms; Church of England primary school; thriving village hall; recreation ground, sports club and cricket club.

The surrounding villages also offer a range of farm shops providing excellent fresh local produce, traditional cosy pubs, restaurants and hotels.

Set amidst open countryside, yet close to the market towns of Easingwold, Thirsk, Boroughbridge, and the cathedral city of Ripon boasting a weekly market, a wide variety of shops and supermarkets, including Booths and newly launched Marks and Spencer, together with many public houses and restaurants, plus a leisure centre, swimming pool, racecourse, golf club, sports clubs and the renowned Ripon Grammar School.

The spa town of Harrogate, historic city of York and cosmopolitan city of Leeds are all within daily commuting distance.



Services: Mains electricity, water and private drainage. Oil fired central heating.
Energy Performance Certificate: Rating E. Full copy of the energy performance certificate is available upon request

Monthly Rental: £2,700 | Deposit: £2,700 (to be held in a deposit protection scheme)

Viewing: Strictly by prior appointment through Buchanan Mitchell, telephone 01423 360055 | Letting: Unfurnished

Tenancy: The property will be offered under a Periodic Tenancy Agreement | Client Protection Money: RICS
Buchanan Mitchell are members of the Property Redress Scheme | Available immediately

Mileages: A1 (M) 5 miles, Boroughbridge 6 miles, Easingwold 8 miles, Thirsk 8 miles, Ripon 11 miles, York 18 miles, Harrogate 21 miles, (All mileages are approximate)

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