



## FAWDINGTON LODGE

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

*This detached period farmhouse, is set in the rural hamlet of Fawdington, close to the picturesque and highly sought-after village of Helperby.*

*Fawdington Lodge offers spacious and comfortable accommodation laid over over three floors.*

*Its spacious design and flexible layout offer a blend of modern convenience, complemented by period features throughout the property.*

## ACCOMMODATION

### GROUND FLOOR

- Reception hall
- Sitting room
- Dining room
- Breakfast kitchen
- Utility room
- Cloakroom
- Walk-in-pantry
- Storeroom

### FIRST FLOOR

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

### SECOND FLOOR

- Two further bedrooms

### EXTERIOR

- Private driveway
- Off-road parking
- Brick outbuilding / store
- Stone flagged terrace
- Lawned gardens and grounds



## GROUND FLOOR

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*The ground floor accommodation is entered through the spacious and welcoming reception hall.*

*The principal reception rooms include a sitting room with open fire and a dining room both enjoying lovely views over the gardens and grounds.*





The heart of this charming home is its inviting breakfast kitchen, which seamlessly connects to a delightful dining room featuring a dual aspect log-burning stove. The kitchen boasts painted Shaker-style floor and wall cabinets, and stainless-steel sink.

With ample space for a dining table, the kitchen is perfect for casual family meals. The adjoining dining room enjoys direct access to a stone-flagged dining terrace, which leads to the picturesque gardens, providing an ideal setting for outdoor entertaining.

The ground floor is further enhanced by a well-appointed utility/laundry room with a stainless-steel sink, a walk-in pantry for additional storage, a convenient storeroom, and a cloakroom, adding practicality to this lovely home's appeal.



*The first-floor accommodation is accessed by a painted timber staircase, leading to a light and spacious landing. From here, you'll find the principal bedroom, complete with its own en-suite shower room.*

*In addition to the principal suite, the first-floor features three double bedrooms, each filled with natural light. These rooms are thoughtfully arranged and share a house bathroom, fitted with white sanitary ware and complemented by chrome fixtures and fittings.*

*A second enclosed staircase provides access to two additional bedrooms on the upper floor. These versatile rooms offer ample space and could easily be adapted to suit a variety of needs, such as a home office or hobbies room, providing flexibility and function to the home's overall design."*







## EXTERNAL

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Fawdington Lodge 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 are useful brick outbuildings, ideal for storage.

Set amidst expansive lawned gardens, the property 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

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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: £2,000 | Deposit: £2,000 (to be held in a deposit protection scheme)

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

Tenancy: Minimum Term 12 months with the ability to extend thereafter | 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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