



HOMEWAYS

MAIN STREET | HELPERBY | YORK | NORTH YORKSHIRE | YO61 2PS

Homeways is a delightful end-terrace period cottage, situated in the heart of the highly sought-after and picturesque village of Helperby.

Combining period architecture with contemporary style, offering spacious and beautifully appointed accommodation laid out over three floors.

Creatively remodelled and extended by its current owners, Homeways seamlessly blends historic character with modern living, retaining original features, while incorporating stylish additions that enhance both functionality and aesthetic appeal.

The property enjoys a desirable southwest-facing garden, offering a peaceful and private outdoor haven. Designed for both relaxation and entertaining, the garden boasts charming seating areas, lawns, and established planting. Adding to its versatility, a purpose-built office and studio provides an ideal setting for remote working, creative projects, or a tranquil retreat.

Perfectly positioned within the village, Homeways benefits from easy access to local amenities, including a restaurant/pub, village hall, primary school and scenic country and riverside walks, while remaining well-connected to nearby market towns and transport links.

This lovely home offers a wonderful opportunity to enjoy a quintessential village lifestyle in a stunning period residence.

ACCOMMODATION

GROUND FLOOR

- Reception hall
- Sitting room
- Open plan living kitchen
- Utility room
- Cloakroom

FIRST FLOOR

- Landing
- Principal bedroom
- Guest bedroom
- Study/Nursery
- Family bathroom

SECOND FLOOR

- Generous Bedroom
- Eaves storage

EXTERIOR

- South-west facing garden
- Purpose built office and studio
- Garden store
- Stone flagged dining terrace

INTERNAL ACCOMMODATION

Homeways is entered through a warm and inviting reception hall, where period charm is immediately evident.

A striking feature arch frames the space beautifully, while the original turned staircase showcases the home's period architecture and character. These elegant details set the tone for the rest of the property, seamlessly blending historic charm with modern living. The original oak floorboards add a touch of practicality, enhancing the hall's aesthetic while providing a durable and easy-to-maintain surface.

A stunning arched window acts as a focal point, allowing natural light to flood the space

With its combination of elegant architectural details, striking flooring, and natural light, this welcoming entrance creates a lasting first impression, setting the stage for the living spaces beyond.





The sitting room at Homeways is a beautifully appointed space that perfectly balances period charm with modern comfort. A large bay window fills the room with natural light, creating a bright and welcoming atmosphere while offering an elegant focal point. At the heart of the room is the period fire surround, which houses a log-burning stove, providing both warmth and character. Flanking the fireplace, twin alcoves offer excellent built-in storage, combining practicality with timeless design. Thoughtfully crafted cabinetry and shelving make the most of the space, ideal for displaying books, decorative pieces, and storing everyday essentials.

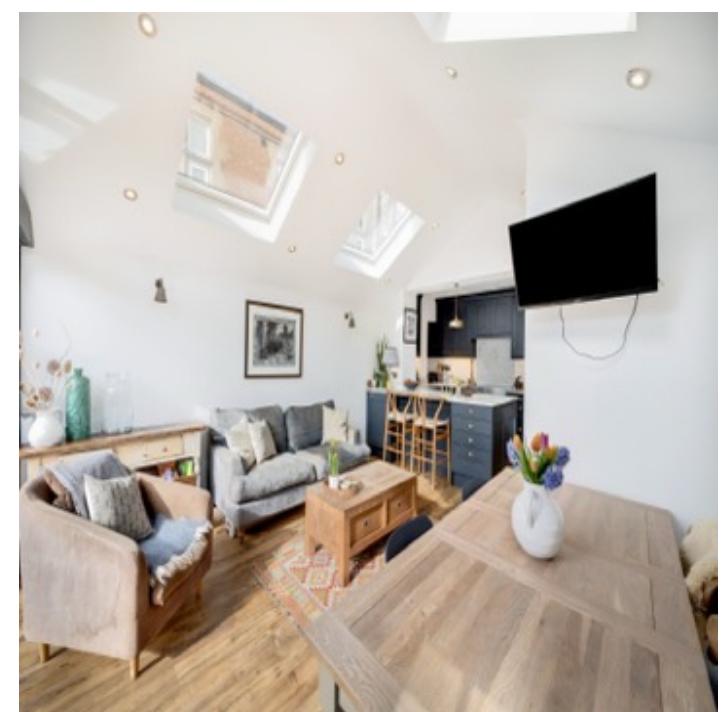


The recently extended and remodelled open-plan living kitchen is a truly spectacular family and entertaining space, designed for both style and functionality. This impressive area seamlessly combines a stunning dining kitchen and living area, creating the perfect heart of the home.

A superbly appointed kitchen designed with bespoke painted cabinetry and high-quality integrated appliances, including a fridge and dishwasher. The Caple range cooker adds a touch of elegance, while quartz worktops with an incorporated breakfast bar provide both a stylish and practical space for casual dining and socialising. The entire area is bathed in natural light, thanks to a high vaulted ceiling featuring three remote-controlled skylights, ensuring a bright and airy atmosphere throughout the day.

A standout feature of this exceptional space is the full-width bi-folding doors, which open seamlessly onto south-west facing paved seating area and the rear garden beyond. This effortless indoor-outdoor connection makes it ideal for entertaining, dining al fresco, or simply enjoying the open space.

For added practicality, the kitchen also provides access to a cloakroom/WC and a well-equipped utility room, complete with fitted storage and additional space for freestanding appliances.



FIRST AND SECOND FLOORS

The turned staircase leads to the first-floor landing, where the bedroom accommodation combines charm and practicality. The principal bedroom is a spacious and character-rich room, offering a peaceful retreat with an original fireplace that adds a lovely touch of period charm. The room is further enhanced by fitted storage, providing both style and convenience.

A second bedroom is ideal for guests or children. The third bedroom, could be used as a nursery or study.

The family bathroom is a generous, beautifully designed space, featuring a free-standing clawfoot bath, elegant white sanitary ware, and a separate shower for added convenience. A vanity unit provides practical storage, while the vintage heated towel rail adds a touch of warmth and character.

The spacious second-floor bedroom is a further enhancement of the home, with a vaulted ceiling and skylights that flood the room with natural light. The room is complemented by eaves storage.

This versatile space offers both comfort and practicality, ideal for a variety of uses.



Homeways, Main Street, Helperby, York, North Yorkshire, YO61 2PS



Ground Floor = 681 sq ft / 63.3 sq m

First Floor = 508 sq ft / 47.2 sq m

Second Floor = 214 sq ft / 19.9 sq m

Studio / Office = 252 sq ft / 23.4 sq m

Total = 1655 sq ft / 153.8 sq m

(Excluding Eaves Storage)



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

OFFICE AND STUDIO

To the rear of the garden, you'll find a purpose-built workspace and studio, thoughtfully designed to offer two distinct, versatile rooms. The first room, the office, provides a quiet and productive environment, ideal for working from home or managing professional projects.

The second room, the studio, offers a creative and flexible space that can be used for artistic projects, hobbies, or even fitness activities.

The separation from the main house ensures privacy and a peaceful atmosphere. A kitchenette and a WC, make it fully self-contained.

This space provides a unique and valuable addition to Homeways, offering both practicality and the freedom to work, create, or relax in a dedicated, purpose-built setting.





GARDENS

The south-west facing gardens at Homeways are a well-designed and practical outdoor space, offering a balance of relaxation, entertaining, and functionality.

Positioned to make the most of natural light throughout the day, the garden provides a comfortable and private setting for everyday use. A stone-flagged dining and entertaining area serves as a focal point, creating a stylish and inviting space for outdoor meals, barbecues, or simply unwinding in the fresh air. Its layout ensures easy access from the house, making it a seamless extension of the living space.

Beyond the terrace, the garden opens up to a lawned area, offering ample room for children to play. Established planting, adds privacy, and seasonal interest. Thoughtfully arranged greenery ensures a balance between open space and natural screening, making the garden feel both spacious yet secluded.

A purpose-built office and studio is positioned to the rear of the garden, providing a versatile space separate from the main house. Designed for year-round use, it serves as a comfortable home office, a creative studio, or a hobby room. Well-insulated and thoughtfully integrated into the garden, this additional space enhances the property's practicality, making it ideal for remote work or personal projects. The overall design of the garden combines functionality with a low-maintenance layout, ensuring it remains an enjoyable and useful outdoor space in all seasons.

The property benefits from a gated right of way across the rear of the neighbouring Valley House and through the archway, providing external access directly onto Main Street.



LOCATION

Situated amidst the stunning North Yorkshire landscape, Helperby boasts scenic views and a tranquil environment. The village is surrounded by rolling hills, lush green fields and idyllic countryside, providing ample opportunities for outdoor activities and exploration.

Helperby is well-positioned to provide easy access to nearby towns and cities. The vibrant market towns of Easingwold, Thirsk and Boroughbridge are all within reach, offering a range of amenities and services to cater to residents' needs.

For those seeking a touch of history and culture, the nearby cathedral city of Ripon is a short distance away. Ripon is known for its beautiful cathedral, historical architecture and vibrant community events.

Furthermore, Helperby benefits from its proximity to notable destinations such as the spa town of Harrogate and the historic city of York. Within just 30 minutes, residents can immerse themselves in the charm and sophistication of Harrogate or explore the rich history and cultural heritage of York.

The commercial centre of Leeds is easily commutable and is approximately 45 minutes by car. The village itself is characterised by a strong sense of community and offers a range of amenities to cater to residents' needs. These include a Church of England primary school, church, award winning restaurant with rooms, sports and recreation clubs and an active village hall offering a wide range of activities.

In terms of transportation, Helperby enjoys excellent road connections with the A1(M) and A19 highways located nearby. This allows for convenient travel to other parts of North Yorkshire and beyond.

The closest railway station is in Thirsk, approximately nine miles to the north-east, providing regular train services on the East Coast Main Line. This offers convenient connections to major cities and destinations including direct trains to London King's Cross.





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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