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St. Cuthbert's, Main Street, Helperby  
York, North Yorkshire YO61 2NS

**£765,000**



## Reasons to Buy

- Converted Church Extending Over 5400 sq ft of Internal Accommodation Skilfully Renovated by the Current Owners.
- Beautiful Original Period Features and Architectural Style; Arched and Circular Feature Windows making it wonderfully light and airy, Original Doors, Decorative Stonework, Stained Glass Windows, Split Staircase with Galleried Landing, and Tower.
- Grand Hallway/Sitting Room with Bifolding Timber Doors to Lounge
- Dining Kitchen with Generous Utility with Oodles of Storage.
- Original Split Staircase and Spiral Staircase
- First Floor Bedrooms, Two Ensuities, Study and Snug.
- Second Floor Double Bedrooms all with Ensuite.
- One Bedroom Annexe (or could be part of the home)
- The Stable has been converted into a Two-Storey Music Room/Home Office.
- Enclosed South West Facing Gardens
- Double Garage, Off street parking

## Overview

St Cuthbert's Church stands proud, set behind the pretty cobbles of Main Street in Helperby. With splendid architectural style, this impressive church dates back to 1888 and retains many of its characterful original structures including an eye-catching tower.

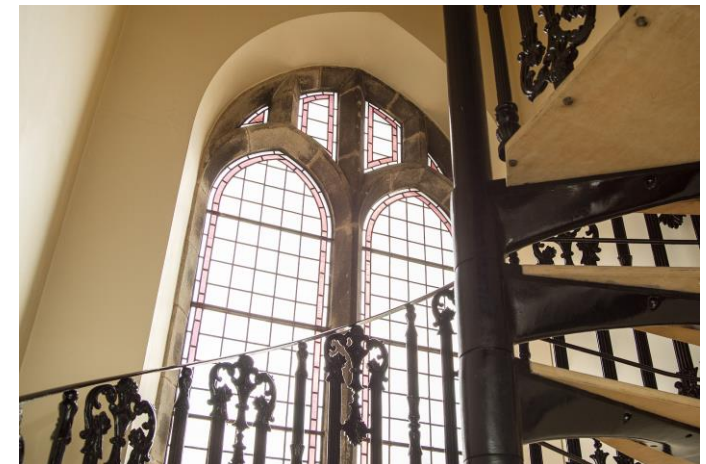
The juxtaposition of the old and the new is perfect, providing a super and versatile home ideally suited to modern day family life. This is a truly unique opportunity to have a home offering charm, character and space! It is wonderfully light and airy with an array of feature windows, arched and circular with stained glass and decorative stonework. Many internal doors are original.

The grand hall/sitting room has a pine split staircase with galleried landing and the hallway has a cast iron spiral staircase. There is also an attached self-contained one-bedroom dwelling, which can be part of the home or useful for an annex for grandparents,

grown up children or to let out and reap the benefits of a business venture! The present owners completed an award-winning conversion in 1999, along with additional works more recently. The Stable was converted in 2008 creating a super two storey space, ideal for a music/games room, gym or home office.

The whole house was re-roofed in 2014 including installation of solar panels on the garage and the pellet boiler was installed in 2012 making it a green, energy efficient home. Step through the original timber doors into a vestibule, there is an immediate sense of history, look up and you will see exposed timber balustrades from the first floor leading to the tower.

Continue through to the generous hallway. This is the central hub that leads to the rest of the house. The tiled floor and original solid doors are impressive along with a splendid spiral staircase with stunning stained-glass window allowing natural light to flood in.



To the left is a useful cloakroom with fitted cupboards and wc. Head to the right into the dining kitchen, a great space for the family to be together, leading to a large utility area and door to the rear.

The heart of this home is undoubtedly the grand hall. This particular part of the building echoes much of its character and detail with vaulted ceiling and split staircase with galleried landing that provides an amazing view over the grand hall/ sitting room below.

This super space provides a superb living and entertaining zone, perfect for large family gatherings and parties. Timber bifolds open into the sitting room with cosy open fire, these can be closed to make an intimate room, we can imagine family nights in watching a movie. There is also an access door to the annexe reception room.



## First Floor

The first floor can be accessed via two separate staircases and leads to a master bedroom with gorgeous feature windows. There is plenty of space for a King size and additional furniture and it has an ensuite bathroom.

There are three further rooms that provide versatility to suit any buyers requirements: a home study, snug or further bedroom. With family bathroom and super storage/airing cupboard.

## Second Floor

Stairs lead to the second impressive floor, all the rooms a generous size with exposed timber trusses and spectacular windows. There are four double bedrooms, two ensuite bathrooms and two ensuite shower rooms. There is plenty of eaves storage throughout this floor. The attic is also partially boarded creating more storage space and is accessed by a ladder.



## The Stable

This space is perfect for a music room, gym or home office. Spread over two floors, there is central heating, power and a wc. French doors overlook a sun terrace.

## Granny Annexe/Flat

The annexe can be entered by its own front door, leading into a split-level living/dining room with original pine flooring. An arch-shaped hatch, allows plates to be passed through from the adjacent kitchen. The stairs lead to a generous bedroom, with arched picture windows. There is an ensuite bathroom and a large airing/storage cupboard. Internal doors on both floors allow access to the main house, if required.





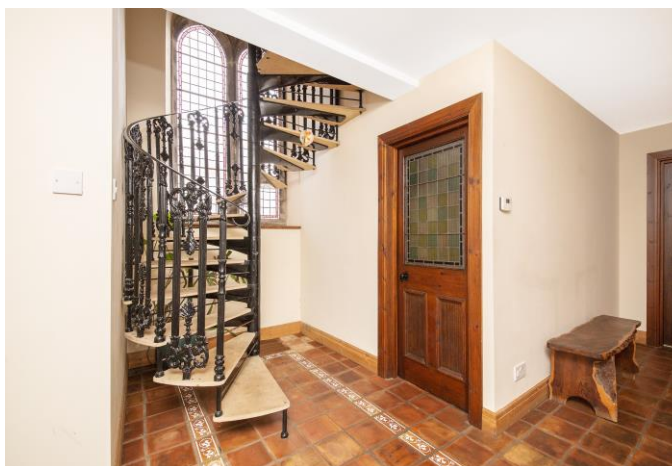
## Outside

The garden faces to the West and South. It is enclosed and divided into areas, a haven for green fingered buyers and a children's paradise! The gardens are predominately lawned with mature shrubs and perennials.

There is plenty of space for a super play area. We can imagine a wooden jungle gym climbing frame and slide with room for a trampoline and some football nets too! For those keen gardeners there is a natural garden filled with wildflowers and fruit trees, perfect for growing a home-grown kitchen garden.

There are paved terraces ideal for alfresco dining enjoying summer BBQs with friends and family. The adults can sit and chat while the little ones play long into the afternoon.

There is plenty of parking for numerous cars and a camper van! Pretty wrought iron gates make it private. There is a double garage which is accessed to the front on Main Street.



## St Cuthberts, YO61

Approximate Gross Internal Area

Lower Ground Floor = 12.2 sq m / 131 sq ft

Ground Floor = 166.8 sq m / 1795 sq ft

First Floor = 155.9 sq m / 1678 sq ft (Excluding Void)

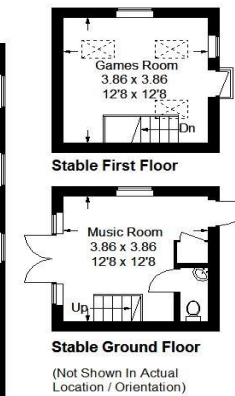
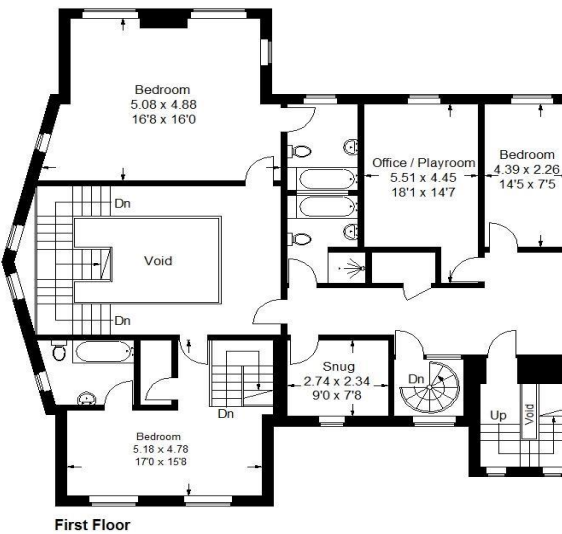
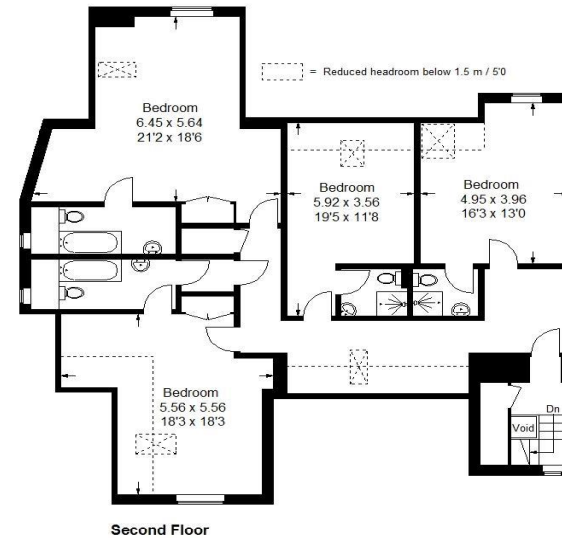
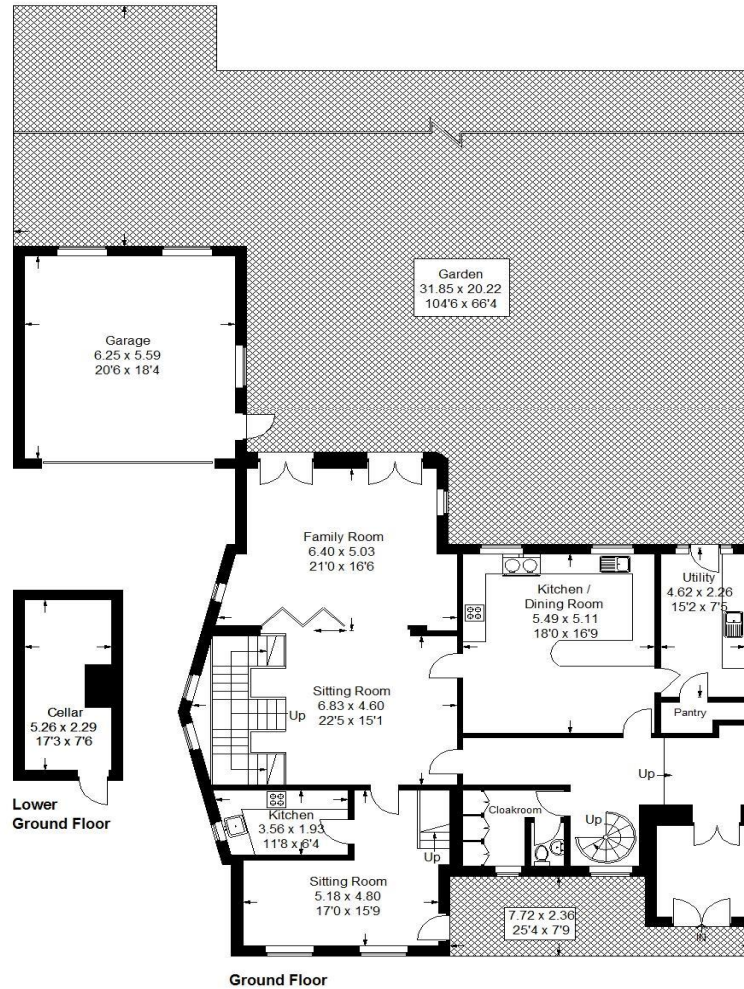
Second Floor = 146.3 sq m / 1575 sq ft (Excluding Void)

Garage = 35.6 sq m / 383 sq ft

Stable Ground Floor = 15.3 sq m / 165 sq ft

Stable First Floor = 15.0 sq m / 161 sq ft

Total = 547.1 sq m / 5888 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID756046)

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