

# HELPERBY MANOR

Helperby, York, North Yorkshire

## HELPERBY MANOR

**Outstanding country house with nine acres on the edge of a charming and active village with amenities**

*York 15 miles • Boroughbridge and A1M 7 miles • Easingwold 8 miles  
Harrogate 22 miles • Leeds Bradford Airport 32 miles*

Vestibule • hall • 3 reception rooms • open plan kitchen/ breakfast and dining/family room • laundry/utility • boot room • cloakroom/wc • cellar and wine cellar

Principal bedroom suite with dressing room and bathroom • 7 further bedrooms • 3 further bathrooms • store room

**Annexe:** kitchen/dining/sitting room • bedroom • bathroom

Gym • garage • 2 stores

Gardens and grounds • orchard • woodland • 2 parkland paddocks

In all some 9 acres

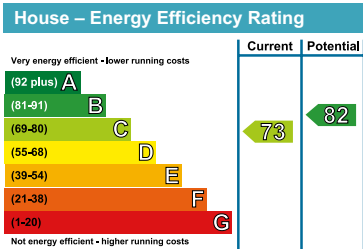
For Sale Freehold



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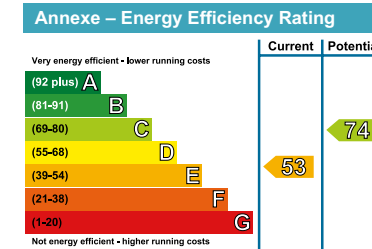
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## Helperby Manor, Helperby, York, North Yorkshire YO61 2QS

**Approximate Gross Internal Floor Area**  
**MAIN HOUSE - 587.8 SQ M / 6,327 SQ FT - (Including Gym, Excluding Basement)**  
**PLAN TOTAL - 769.7 SQ M / 8,285 SQ FT**

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



City

Country

Coast



Helperby Manor is an impressive and highly manageable country residence nestled within its gardens and grounds, and bordering open countryside. This early twentieth century home and annexe have undergone a meticulous transformation in recent years and the stable has been re-purposed as a gym. The result is a fully updated country house with elegant rooms that offer a relaxed and versatile living environment. Filled with natural light on all floors, the expansive windows frame idyllic views across the beautifully curated gardens, impressive mature trees and parkland paddocks that extend out from the house on all sides.

- Remarkable country house in an idyllic setting
- Accommodation of more than 8200 sq ft in total
- Circa 1910 and not listed
- Privately situated with no immediate neighbour
- Fully updated, high end luxury home
- Energised through sustainable solar and battery technology
- 1-bedroom annexe, ideal holiday let
- Outbuildings, garaging, gym
- Walking distance of village amenities



**Tenure:** Freehold

**EPC Rating:** House – C, Annexe – E

**Council Tax Band:** H

**Services & Systems:** Mains electricity, water and private drainage. LPG gas for the range cooker. Fibre optic broadband. Pressurised water. 40 ground-mounted solar panels (16kW system) with a Tesla battery storage capacity of 13kW.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden

ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Local Authority:**

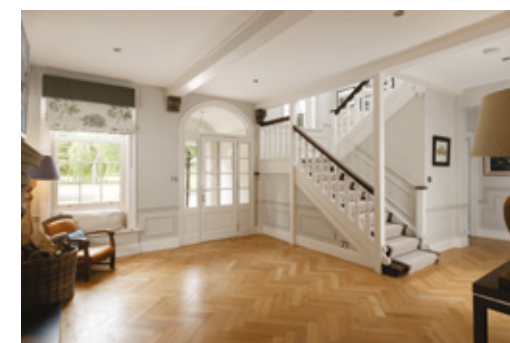
North Yorkshire Council  
[www.northyorks.gov.uk](http://www.northyorks.gov.uk)

**Money Laundering**

**Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.







The current owners have skilfully reconfigured Helperby Manor to anticipate the needs of modern family life and the property now comes with fibre optic broadband and underfloor heating throughout the ground floor. At the heart of the home lies a superb open-plan family space of nearly 900 sq ft incorporating a beautifully designed kitchen as well as dining and living areas that flow seamlessly onto a garden terrace – perfect for entertaining. On every floor, the layout offers exceptional functionality, with ample storage and thoughtfully designed utility spaces. Two sets of servants' bells (not activated) and fireplaces in many rooms including bedrooms are a nod to the property's heritage.

A reception hall complete with a welcoming wood-burning stove sets the tone and gives access to all the living rooms as well as the principal and back staircases.

The L-shaped kitchen/dining/living room features two square bays, floor-to-ceiling windows and a set of wide French doors that open onto a covered portico and a York stone terrace. Glorious south-facing views across the manicured lawns showcase three magnificent Cedar of Lebanon trees. At dusk, well positioned lighting enhances the symmetry and drama of this view creating a magical backdrop for al fresco dining and evening gatherings.

The kitchen from 'Infinite Bespoke Interiors' has a west facing window seat and includes a large island unit with breakfast bar, quartz work surfaces, a host of integrated appliances and a pocket door breakfast & coffee station. Parquet flooring extends across the generous dining area and living area where there is a built-in media cabinet.





A formal drawing room features a wood-burning stove housed in a traditional fireplace and a pair of windows facing west beyond the magnificent redwoods. The playroom is a versatile room with a charming arched window and a double height ceiling. At the end of the hall, a functional, fully fitted laundry room has a staircase ladder rising to a mezzanine storage room. A custom-made boot room with Velux roof lights forms a rear entrance from the inner courtyard.

On the first floor, the principal bedroom suite spans the entire southern elevation connecting through doors to the capacious balcony enclosed by a handsome stone balustrade. This private outside space offers panoramic views over the gardens and grounds. The fitted dressing room is accompanied by a luxurious bathroom with a double vanity unit, a freestanding bath and a large walk-in rainfall shower.

All of the bedrooms are generously proportioned with fine views, one has a wash basin and every first floor bedroom is illuminated by two windows. The bathrooms are contemporary in design with high spec fittings and half-height plantation shutters. Good ceiling heights continue on the top floor where there are four bedrooms including a guest bedroom suite with a magnificent shower room of notably generous proportions.







## Outside

Wrought-iron electric gates open to Helperby Manor where a sweeping carriage driveway pulls in front of the house. The turning circle features a central bed planted with hydrangea 'Annebelle' framed by neatly clipped hedging. Fragrant lavender lines the drive and a tall yew hedge provides privacy from the garden beyond.

A further set of electric gates give an extra layer of privacy and security and lead to the inner courtyard where a walnut tree stands sentinel. Here is the garaging, EV charger, gym, outbuildings and parking alongside the rear entrance to the house. The garage has an inspection pit, power and light and alongside is a gym complete with an infra-red heater and south facing windows.

A paddock lies to the front of the property bound by parkland railings and a post and rail fence. The gardens and grounds comprise extensive areas of lawn, a range of impressive trees and colourful shrubs including a grove of rhododendrons, an orchard with a variety of productive apples and pear trees, figs trained on the high boundary wall and a family area at the rear. The far parkland paddock is enclosed by post and rail fencing and has mounted solar panels. An enclosed section of woodland with snaking walkways cut through, features well-established native species including beech, birch and rowan.

## Drifter's Loft

Originally providing the chauffeur's lodgings, Drifter's Loft is a stylish, one-bedroom annexe of over 920 sq ft on the first floor of traditional outbuildings, situated on the property's northern boundary. It is positioned alongside the main gates of Helperby Manor and benefits from its own entrance, drive and off-street parking. Currently run as a successful holiday let (figures can be made available upon request), the accommodation is accessed via an external staircase.





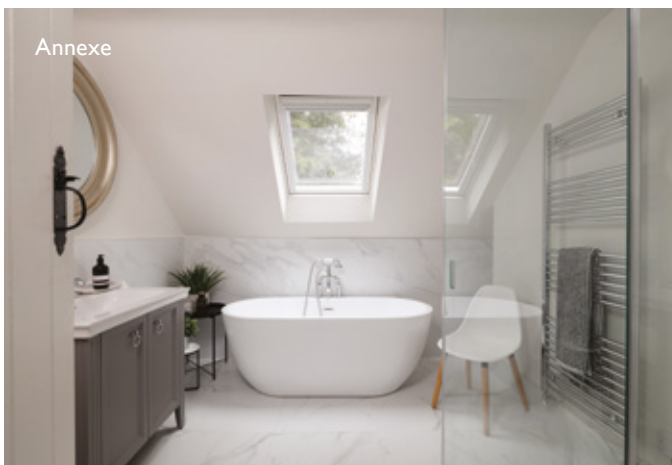
Annexe



Annexe



Annexe



Annexe









## Environs

Situated north of York and midway between the market towns of Easingwold and Boroughbridge, Helperby is a charming, historic village with many amenities; these include a doctors' surgery, butcher's shop and the highly regarded pub/restaurant The Oak Tree Inn. Known for its sports grounds and cricket club, with weekly sessions for children, many events are centred around the village hall and there is an annual beer festival in September. The village is visited weekly by a mobile fish & chips van, bakery van and post office. Primary school is in neighbouring Brafferton and independent co-ed Cundall Manor is just a few minutes' drive away. Other accessible school choices are in York itself.

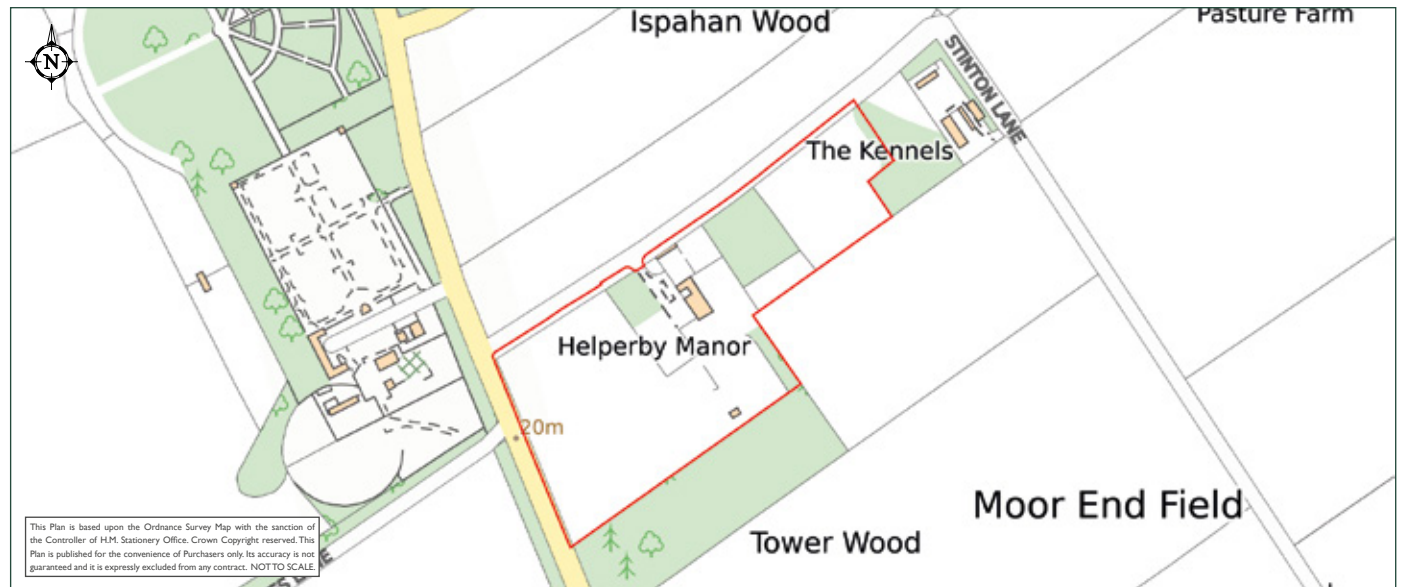
## Directions

Helperby Manor lies just south of the village. Turn into Stinton Lane and the gates are the first turning on the right hand side as denoted by the house name.

**What3words:** Stinton Lane ///winters.vintages.glow,  
House: ///asking.powering.detect

## Viewing

Strictly by appointment.



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