

31 CHURCH STREET

Helmsley, North Yorkshire



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Townhouse in the heart of Helmsley with a large garden and outbuildings

*Thirsk/A19 14 miles • Malton 15 miles • A1(M) 21 miles
York 22 miles • Scarborough 30 miles*

Entrance • open plan kitchen/dining/sitting room • garden room • 2 double bedrooms • 2 bathrooms

Utility room/studio • storeroom • open store

Landscaped gardens • gated parking

In all 0.122 acres

For Sale Freehold

Blenkin
& Co

ESTABLISHED 1992

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Approximate Gross Internal Floor Area

1116 SQ FT / 103.6 SQ M

(excluding utility room, store, open store)

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



City

Country

Coast

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

It is rare to find a Victorian townhouse offering such space, privacy and versatility in the very heart of Helmsley's historic old town. Constructed of stone beneath a pantile roof, 31 Church Street occupies a highly desirable position just moments from the market square, enjoying views across the parish church.

Behind its traditional frontage, the house reveals a series of light-filled rooms with impressive ceiling heights, including first-floor accommodation opened to the roof space. To the rear lies a beautifully landscaped and remarkably private walled garden, together with a gravelled driveway secured by gates.

The property is offered for sale with no onward chain.

- Terraced Victorian townhouse, circa 1890
- Versatile accommodation approaching 1120 sq ft
- Ground floor bedroom/bathroom if required
- Beautifully landscaped walled garden - facing south west
- Gated off-street parking
- 2-minute stroll to the historic marketplace
- Country walks from the doorstep
- No onward chain



Tenure: Freehold

EPC Rating: D

Services & Systems: All mains services. Gas central heating (new boiler fitted 2023).

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 North York Moors National Park

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.



A comprehensive programme of renovation completed in 2016 included opening the first floor to the roof to create striking vaulted ceilings, installing underfloor heating throughout the ground floor, and fitting new double-glazed windows. The house is particularly notable for its sense of volume, light and the exceptional storage provided on both levels.

The open-plan kitchen, dining and sitting room stretches east–west for approximately 25 feet, comfortably accommodating a family-sized dining table and generous seating area. Dual-aspect windows flood the space with natural light, offering church views to one side and garden views to the other. The kitchen is fitted with granite worktops, integrated appliances and tiled flooring.

Practical storage is further enhanced by a separate utility room located within a garden outbuilding, providing a sink and fitted cupboards.

An inner hall with a roof light and stable door leads out to the garden. The tiled flooring continues through to the garden room, where bifold doors open directly onto a York stone terrace. With fitted wardrobes and an adjacent bathroom, this rear section of the house could readily function as a self-contained annexe or ground-floor bedroom suite.

Stairs rise to the first floor, where both bedrooms feature vaulted ceilings with exposed beams and trusses, built-in wardrobes and attractive outlooks. A shower room is accessed via a pocket door.



Outside

The rear garden extends to the south-west, opening at the far end onto a vehicular access lane. Immediately behind the house, a paved pathway leads to a range of stone and pantile outbuildings and to a gravelled upper terrace, shaded by a mature silver birch. One of these outbuildings houses the utility room, which also functions well as a studio and benefits from power and lighting.

Bifold doors from the garden room open onto a sunny York stone terrace, ideal for outdoor dining. A long herbaceous border, planted with perennials and spring bulbs, runs along a stone wall trained with roses, while the pathway continues into the main garden, passing an external power point and water supply. This principal garden area is fully walled and exceptionally private, with expansive lawns, established shrubs and a further raised paved patio framed by borders and trellis - perfectly positioned to enjoy sunshine throughout the day.

A gravelled driveway provides off-street parking for two vehicles behind solid timber gates set within a high boundary wall, with an additional parking space outside adjacent to a productive plum tree.

Environs

Set between the Howardian Hills and the North York Moors, Helmsley is one of Ryedale's most desirable market towns. The town offers a wide range of amenities including independent shops, delicatessens, cafés, restaurants, a department store and a thriving arts centre. Its vibrant market square is complemented by cobbled streets, a medieval castle, an historic five-acre walled garden with café, and the open parkland of the Duncombe Park Estate beyond. Despite its rural setting, Helmsley enjoys excellent access to the city of York, the coast, and the A19 linking to the A1(M) and the national motorway network.



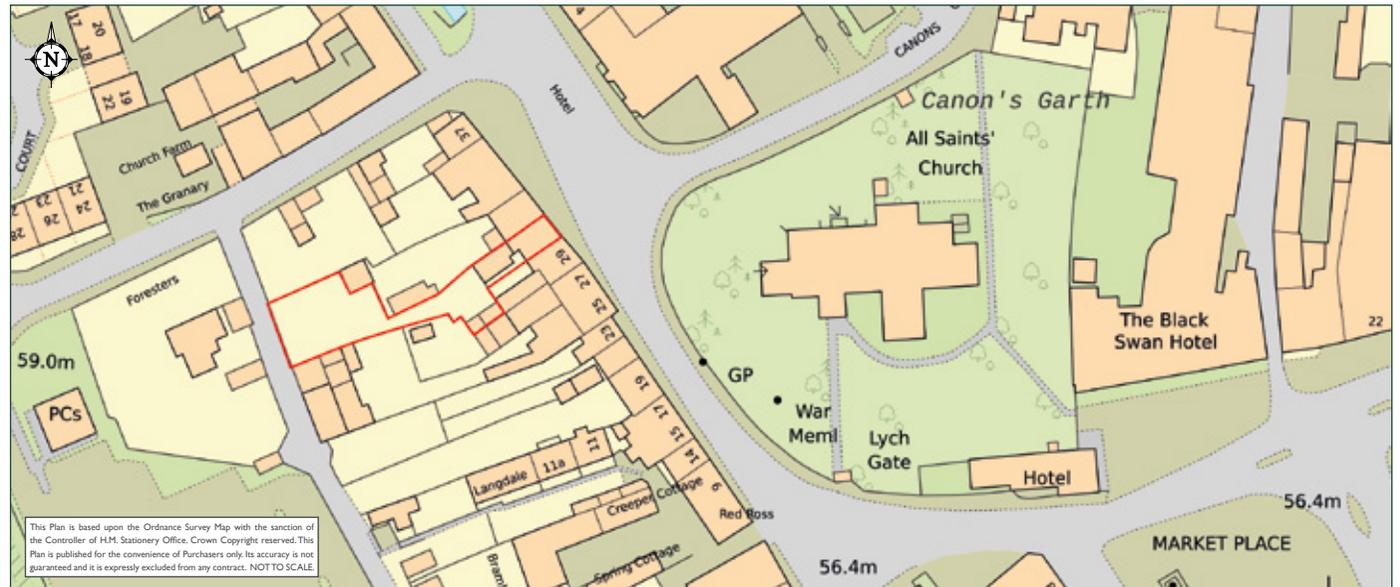
Directions

The property lies opposite All Saints Church, immediately west of the Market Square. Access to the rear is via a lane off Cleveland Way.

What3words: ///running.reassured.outlined

Viewing

Strictly by appointment.



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