

**D**avis  
**L**und

St. Cuthberts Main Street  
York

YO61 2NS  
£1,995 Per MonthPCM





An exceptional church conversion showcasing a flawless blend of timeless character and contemporary elegance, set in the heart of Helperby. This remarkable five-bedroom residence offers beautifully versatile living space arranged over three floors, perfectly suited to modern lifestyles while enjoying convenient access to excellent transport links and local amenities.

The property welcomes you through both front and rear entrances. The principal entrance opens into an impressive reception hallway with a stylish guest WC. To the rear, you are led directly into a magnificent open-plan kitchen, dining, and living space — a superbly designed hub of the home, ideal for both refined entertaining and relaxed family living. The contemporary kitchen is appointed with an extensive range of sleek modern units and quality finishes. A well-equipped utility room provides plumbing for laundry appliances alongside generous additional storage. Just off the main living area lies a highly adaptable office or studio space, perfect for home working, creative use, or discreet storage.

A striking spiral staircase rises from the hallway to the first-floor landing, revealing two well-proportioned double bedrooms, including a luxurious principal suite with a private ensuite shower room. A further comfortable single bedroom and an elegant house bathroom — featuring a separate bath and enclosed shower — complete this level. An additional staircase leads to the second floor, where two further generous double bedrooms await, one benefiting from its own ensuite, creating ideal guest or family accommodation.

Externally, the home continues to impress with a private enclosed rear garden mainly laid to lawn, offering a peaceful outdoor retreat, complemented by convenient off-street parking.

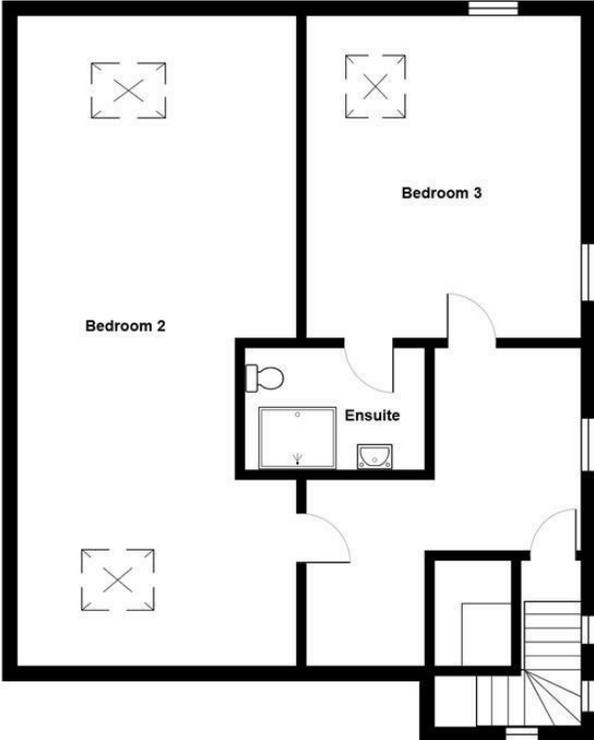
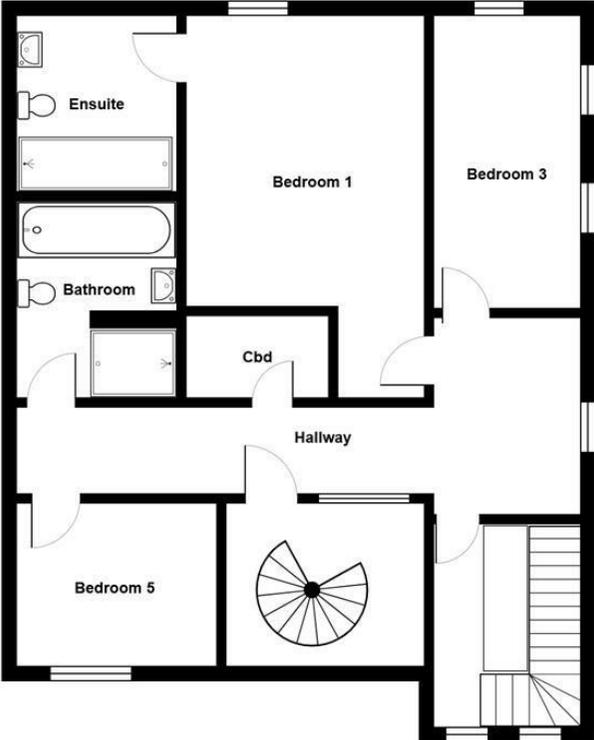
Oil-fired central heating throughout.

Council band tax - TBC



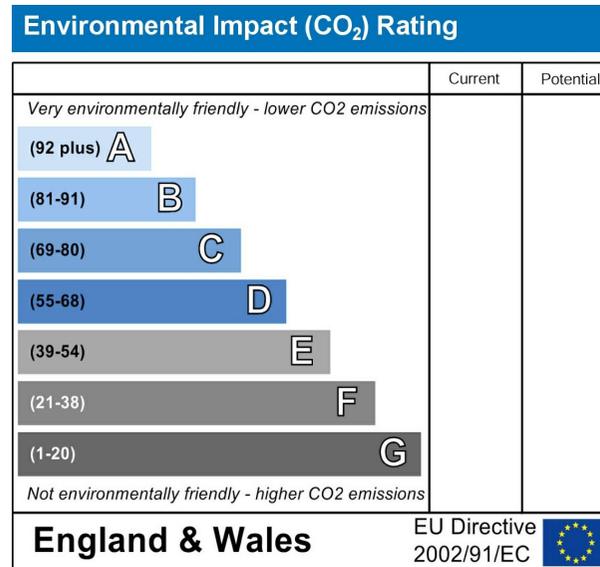
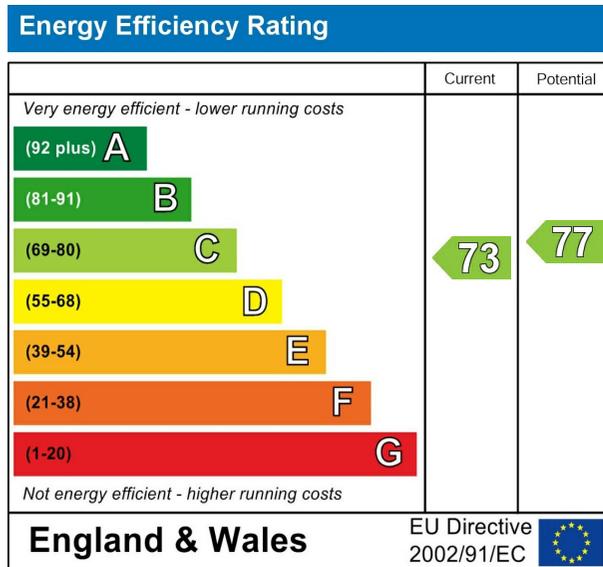


Floorplan





EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

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