



THE EAST WING, 3 NORTH FIELDS, BICKERTON, LS22 5NF

Wetherby – 3½ miles
Harrogate – 12½ miles
York – 10 miles

Tucked away at the head of an exclusive cul-de-sac, The East Wing is a skilfully designed family home offering spacious, flexible accommodation, charming architectural character and spectacular countryside views. Set within formal gardens and an adjoining paddock extending to approximately 1.2 acres, this exceptional home enjoys a peaceful, private setting within an attractive courtyard. Constructed in the mid-1990s on the footprint of a former barn and archway that once formed part of the original North Farm Estate, the property was built with great care and attention to replicate the character and appearance of the original farm buildings. Linked only by the archway at the top, planning requirements were meticulously followed to ensure architectural harmony with its surroundings. Inside, the home combines traditional features with contemporary finishes.

Bickerton is a pretty and sought after village conveniently located for ease of access to the A1(M) and the main business centres of Leeds, Harrogate and York. The market town of Wetherby is within 3½ miles and offers a wide range of everyday facilities with more cosmopolitan amenities in Leeds, Harrogate and York. This part of North Yorkshire is also renowned for an excellent choice of schools for children of all ages, in both public and private sector.

The accommodation is centred around an impressive reception hallway with limestone floor, underfloor heating, turned staircase with store cupboard beneath and a guest cloakroom. The well proportioned through sitting room features a marble fireplace with living flame gas fire, polished wood flooring and patio doors opening into the rear garden.

AN IMPRESSIVE 5 BEDROOM FAMILY HOME OFFERING SPACIOUS AND FLEXIBLE ACCOMMODATION WITH BESPOKE HOME OFFICE, SET IN BEAUTIFULLY MAINTAINED GARDENS OF JUST UNDER 1.2 ACRES AND ENJOYING STUNNING COUNTRYSIDE VIEWS ON THE EDGE OF THIS HIGHLY SOUGHT AFTER VILLAGE, BETWEEN WETHERBY AND YORK.



There is a separate dining room opening through into a stunning orangery, a recent addition with doors opening into the rear garden with lovely countryside views, and snug/study. The spacious family breakfast kitchen has a comprehensive range of wall and base units complemented by granite preparation surfaces and breakfast bar, professional range cooker and microwave, dishwasher, instant hot water tap limestone flooring and a utility area with French doors opening into the rear garden.

At first floor level, the accommodation is approached off a galleried landing including the principal bedroom, a generous double with floor-to-ceiling fitted wardrobes and a large rear facing window with far reaching views over the gardens and adjoining countryside. This room benefits from a luxury en-suite shower room, recently refitted with a contemporary white suite, attractive wall tiling, underfloor heating and elegant panelled detailing. The second bedroom is also a spacious double and enjoys the benefit of a recently installed stylish en-suite shower room. Three further bedrooms offer excellent space and flexibility, one currently used as a dressing room. The family bathroom has also been recently refitted in a traditional style, with a large bath, vanity wash basin and low-flush WC.

Outside a wide block-paved driveway sweeps to the front of the house and continues under the arched link to the rear, where there is extensive parking for multiple vehicles.





The detached garage block is substantial, featuring twin electric doors, W/C/sink facilities and a private entrance leading to an executive first floor office with air conditioning unit and all necessary services including fast fibre internet, this is an ideal space for a home business, studio or consulting room, comfortably separated from the main house.

The gardens to the rear are beautifully maintained including an orchard with established apple and plum trees laid mainly to lawn with fenced borders mature trees and hedging for privacy. The inclusion of the paddock enhances the sense of space and offers potential for equestrian use or further recreational development. In all, the grounds extend to just under 1.2 acres and enjoy uninterrupted views across open countryside, creating a tranquil and rural atmosphere.

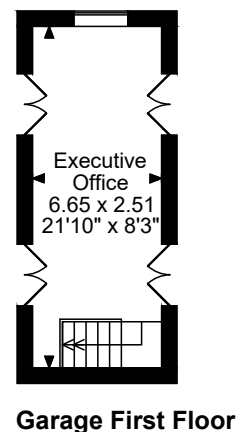
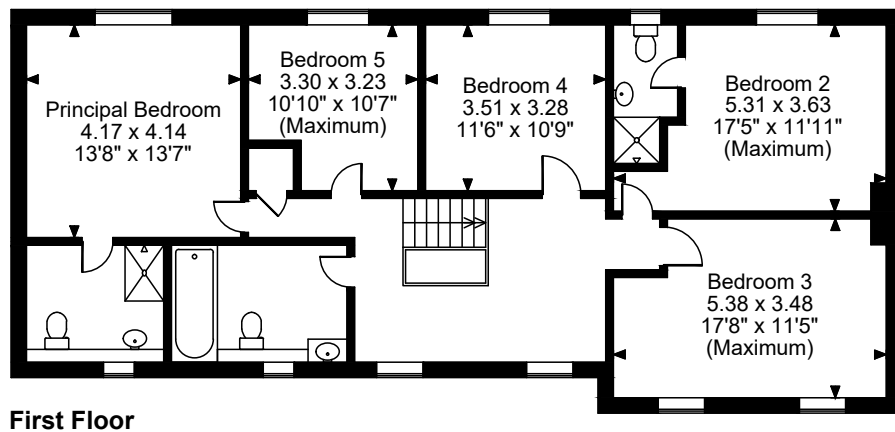
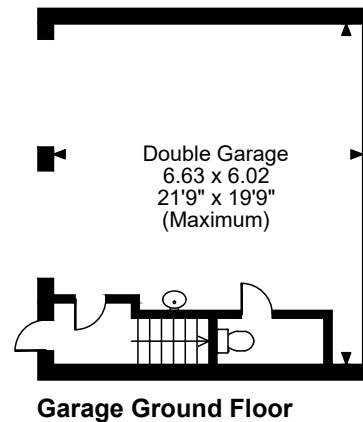
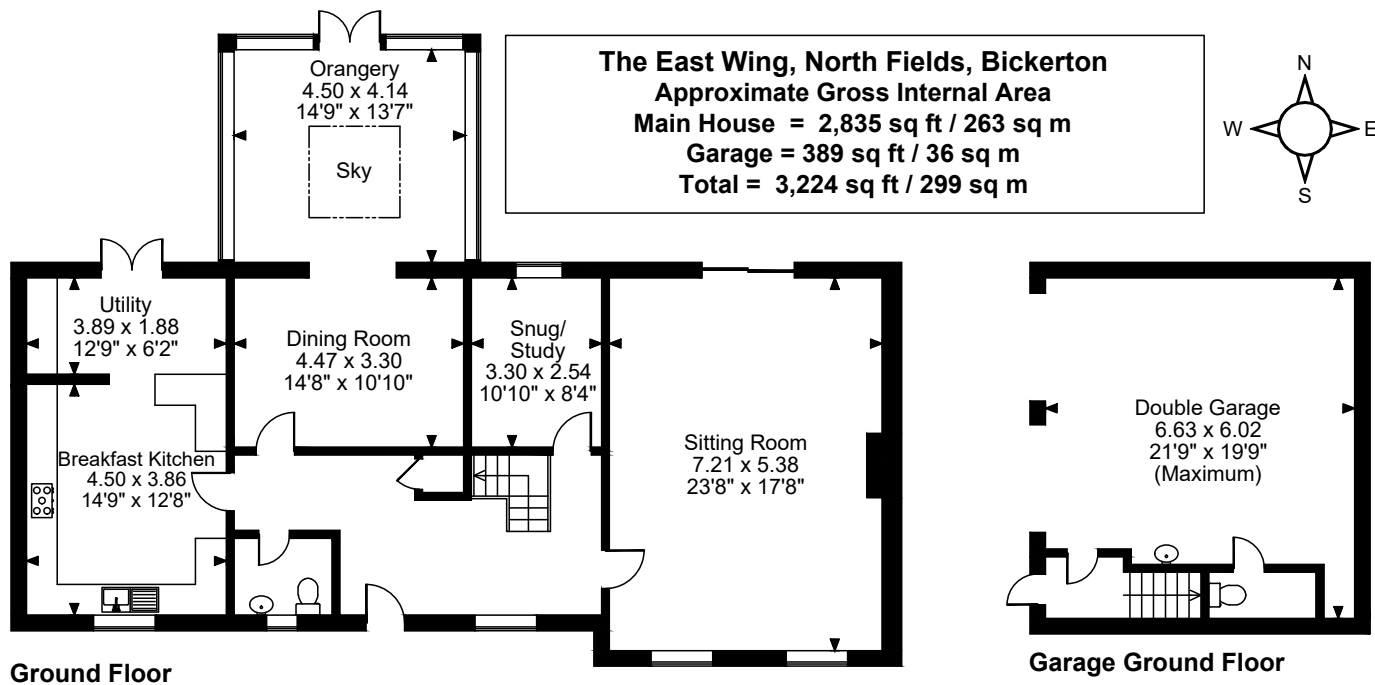
ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold. Vacant possession will be given on legal completion.

Viewings: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - LS22 5NF: Travelling from Wetherby on the B1224 in the direction of York after approximately 3 miles turn left into Bickerton down Tom Cat Lane. At the junction with the village Main Street, North Fields is almost straight ahead, and The East Wing is on the right hand side of the archway at the head of the short private courtyard.





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 The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	77 C
39-54	E		
21-38	F		
1-20	G		



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