



WORSEDALE ROAD, BISHOP WILTON
£1,395,000

Carter Jonas

BISHOP BARNS, WORSEDALE ROAD, BISHOP WILTON, YO42 1RY

Set high within one of Yorkshire's most celebrated and sought-after villages, Bishop Barns is an extraordinary country residence of exceptional beauty, privacy and scale, commanding truly unrivalled panoramic views across the Vale of York and the rolling landscapes of the Yorkshire Wolds.

Occupying approximately 1.24 acres of landscaped grounds, this remarkable barn conversion delivers an uncompromising blend of architectural character, contemporary luxury and timeless rural elegance. Every element of the home has been designed to embrace the breathtaking surroundings, where vast skies, rolling countryside and uninterrupted far-reaching vistas create an atmosphere of complete tranquillity and escape.

Approached with an immediate sense of arrival, the property unfolds into an impressive collection of beautifully curated living spaces, perfectly balanced for both entertaining and relaxed family life. Grand reception areas, elegant formal rooms and everyday living spaces combine effortlessly with a magnificent kitchen breakfast room, creating the true heart of the home.

The first floor is home to the principal bedroom suite complete with an indulgent en suite bathroom, alongside two further double bedrooms, each beautifully appointed with their own en suite facilities. To the ground floor, two additional larger en suite bedrooms provide exceptional accommodation for family and guests alike. A one-bedroom annex further enhances the flexibility of the property and is currently occupied by a tenant, providing an attractive additional income stream alongside excellent potential for guest accommodation or multi-generational living.

TENURE Freehold

LOCAL AUTHORITY East Riding of Yorkshire

EPC BAND D

AN EXCEPTIONAL YORKSHIRE WOLDS BARN CONVERSION OFFERING LUXURIOUS CONTEMPORARY LIVING, SPECTACULAR PANORAMIC VIEWS ACROSS THE VALE OF YORK, EXTENSIVE OUTBUILDINGS, AND APPROXIMATELY 1.24 ACRES OF STUNNING GROUNDS.





Outside, the setting is nothing short of spectacular. Immaculately maintained gardens, extensive external storage areas, generous parking and a double garage further enhance the practicality and versatility of the property, while the surrounding scenery provides a constantly changing backdrop of extraordinary natural beauty.

Bishop Wilton itself is widely regarded as one of Yorkshire's finest villages, having been named Number 5 in The Sunday Times' "20 Best Secret Villages to Live In" (September 2024). This thriving and picturesque Wolds village offers a rare combination of charm and community, with a well-regarded primary school, village shop, traditional pub, historic church and an exceptionally active village hall supporting a wide range of sports clubs, meetings and social events. The property also lies within easy reach of the renowned independent Pocklington School.

Enjoying a wonderfully secluded setting, Bishop Barns is exceptionally well connected, with convenient access to Pocklington, the historic city of York and Howden railway station, offering direct rail services to London in under two hours.

Rarely does a home of such calibre, setting and distinction come to the market. Bishop Barns represents an exceptional opportunity to acquire one of the Yorkshire Wolds' most captivating private residences, a home where luxury living and extraordinary scenery exist in perfect harmony.





Ground Floor
Approximate Floor Area: 6439 sq. ft. (598.17 sq. m)

First Floor
Approximate Floor Area: 1174 sq. ft. (108.75 sq. m)

Room Details:

- Ground Floor:**
 - Entrance: 16'0" x 7'7" (5.10m x 2.30m)
 - Bedroom 5: 13'6" x 17'9" (5.00m x 5.40m)
 - Study: 17'1" x 11'2" (5.20m x 3.40m)
 - Drawing Room: 20'0" x 22'4" (6.00m x 6.80m)
 - Sitting Room: 21'4" x 13'0" (6.50m x 3.95m)
 - Dining Room: 30'0" x 12'0" (9.10m x 3.60m)
 - Open Plan Kitchen/Living Room: 20'0" x 17'1" (6.00m x 5.20m)
 - Bedroom: 12'0" x 9'2" (3.60m x 2.80m)
 - Double Garage: 21'0" x 18'1" (6.40m x 5.50m)
 - Snuggly Room: 22'4" x 15'4" (6.80m x 4.60m)
 - Kitchen/Breakfast Room: 8'4" x 10'1" (2.50m x 3.00m)
 - Bedroom 4: 16'1" x 17'0" (5.00m x 5.40m)
 - Bed Room: 14'0" x 8'0" (4.20m x 2.40m)
 - WC: 7'1" x 3'3" (2.10m x 1.00m)
 - En-suite: 7'7" x 6'11" (2.30m x 1.80m)
- First Floor:**
 - Entrance: 8'11" x 7'11" (2.40m x 2.10m)
 - Bedroom 3: 20'4" x 10'0" (6.20m x 3.00m)
 - Bedroom 2: 16'0" x 8'0" (4.80m x 2.40m)
 - Bedroom 1: 18'1" x 17'0" (5.50m x 5.40m)
 - En-suite: 8'11" x 4'7" (2.40m x 1.40m)

Copyright V360 Ltd 2025 | www.houseviz.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	66 C
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A		105
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Classification L2 - Business Data