



The West Wing, New Hall
4 North Fields, Bickerton LS22 5NF
£750,000

maxwell hodgson
estate agents

The West Wing is a spacious 4 bedroom family home ideal for those with equestrian interests and stands in grounds of just over 2 acres which include 2 stables and a large paddock. The spacious accommodation includes a large drawing room, separate dining room, snug and conservatory complimented by a kitchen with granite worktops and built in appliances and large utility room. Four bedrooms, 2 with ensuite shower rooms and house bathroom, A separate double garage has an office area/ games room over and provides extensive driveway parking. Attractive rural village location with extensive countryside views yet easy access to Wetherby, York and Leeds. EPC Band D.

The West Wing was constructed in the mid 1990's on the footprint of a former barn and archway, part of the original North Farm Estate standing in the centre of the village. This attractive property was designed in accordance with strict planning requirements to replicate the previous farm buildings. The result is a lovely family house standing in an attractive courtyard setting.

Spacious Entrance Hall

An impressive grand entrance hall with part glazed front entrance door, radiator, dado rail and coved ceiling. Amtico floor. Return staircase leading off to first floor.

Fitted Cloakroom/WC

Low flush WC, pedestal wash hand basin, radiator, coved ceiling. Half tiled walls

Drawing Room

23'5 x 17'7 (7.14m x 5.36m)
A light and spacious room with dual aspects with double French doors opening out to the rear garden and sash window to front. Marble fire surround and hearth with cast iron inset and fitted living flame effect gas fire. Amtico floor with border, dado rail and coved ceiling with twin ceiling roses, 2 radiators, TV point.

Dining Room

14'8 x 10'10 (4.47m x 3.30m)
Amtico floor with border, sash window overlooking the rear garden. Radiator, 2 wall light points, dado rail and ceiling rose, coved ceiling.

Study/ Snug

11'0 x 8'0 (3.35m x 2.44m)
A versatile room providing a cosy alternative to the large sitting room or study if required. Radiator, TV point, dado rail, coved ceiling. Double small paned doors to:

Conservatory

14'2 max x 9'10 (4.32m max x 3.00m)
Decorative tiled floor, French doors leading out to the rear garden. Radiator. Stained and leaded inserts to double glazed windows.

Breakfast Kitchen

14'8 x 12'7 (4.47m x 3.84m)
Fitted with an excellent range of base and wall units including glazed display cabinets and wine rack. Extensive granite work surfaces with complimentary upstands and splashbacks, inset one and a half bowl Franke sink unit with waste disposal unit. Quality integrated appliances include AEG electric oven and microwave, five ring gas hob with concealed extractor hood above. Dishwasher and drinks cooler. Tiled floor, radiator, inset ceiling down lighters, window to front, part glazed door to:

Utility Room

12'8 x 6'1 (3.86m x 1.85m)
Fitted with a good range of units, plumbing for washing machine, space for fridge freezer. Wall mounted gas central heating boiler. Radiator, Tiled floor, Window and part glazed door to rear garden Granite worksurfaces with matching upstands and tiled splashbacks, inset Belfast sink and mixer tap. Window to rear, part glazed door leading out to the rear garden.

Galleried Landing

Two sash windows to front, radiator, dado rail, coved ceiling and ceiling rose. Airing cupboard with hot water cylinder, separate linen cupboard.

Master Bedroom

13'9 x 13'6 (4.19m x 4.11m)
Window to rear with attractive views across the garden and countryside. Dado rail, coved ceiling, dado rail, radiator, arch to

Dressing Room

Previously bedroom 5 . Fitted with an excellent range of fitted wardrobes incorporating full height hanging space and shelving. Window with views to rear, dado rail and coved ceiling. Radiator.

Ensuite Shower Room

Fitted with a white suite comprising large shower enclosure with direct shower with adjustable shower head nozzles and jets. Twin wash hand basins, low flush WC, Ladder style heated towel rail. Extractor fan.

Bedroom Two

15'4 max x 11'10 (4.67m max x 3.61m)
Window to rear offering lovely views to the rear. Fitted with built in bedroom furniture with hanging rails and shelving. Radiator, dado rail, coved ceiling.





Ensuite Shower Room

Fitted with shower enclosure with Triton electric shower, pedestal wash hand basin, low flush WC. Half tiled walls, Tiled floor, ladder style heated towel rail.

Bedroom Three

15'4 (to wardrobes) x 11'3 (4.67m (to wardrobes) x 3.43m) Double fitted wardrobe with hanging rail and shelving. Two sash window to front , radiator, dado rail coved ceiling.

Bedroom Four

11'5 x 11'0 (3.48m x 3.35m) Window to rear with views across across countryside, radiator, coved ceiling.

House Bathroom

Fitted with four piece suite comprising double shower enclosure with direct shower adjustable shower attachment and overhead rain style shower head. Contemporary vanity unit with wash hand basin, low flush WC, corner spa bath. Ladder style heated towel rail. Tiled floor and fully tiled walls. Shaver point, ceiling downlights, small paned window to front.

Double Detached Garage

19'8 x 18'9 (5.99m x 5.72m) Twin electric remote controlled doors, power and light. Separate side entrance with stairs leading up to:

First floor Games Room/ Office

22'3 x 9'6 (6.78m x 2.90m) A spacious and very useful additional room ideal for teenagers or a home office. Three Velux windows, window to rear, phone point.

Outside Front

Quietly situated within a courtyard setting of only four properties, The West Wing shares the benefit of an extensive driveway leading to visitor parking, ornamental gardens with box hedging to borders. The drive extends underneath and archway with clock tower to :

Outside Rear

Ornamental wrought iron gates, extensive rear private driveway providing ample parking leading to the garage. Rear garden with seating area, lawns with borders, ornamental garden pond with water feature. Timber and glazed greenhouse gated access to a stable block comprising two stables and large tack room. Gate leading to enclosed paddock with its own vehicular and gated access back to the main drive.

Services

All mains services are understood to be connected to this property.

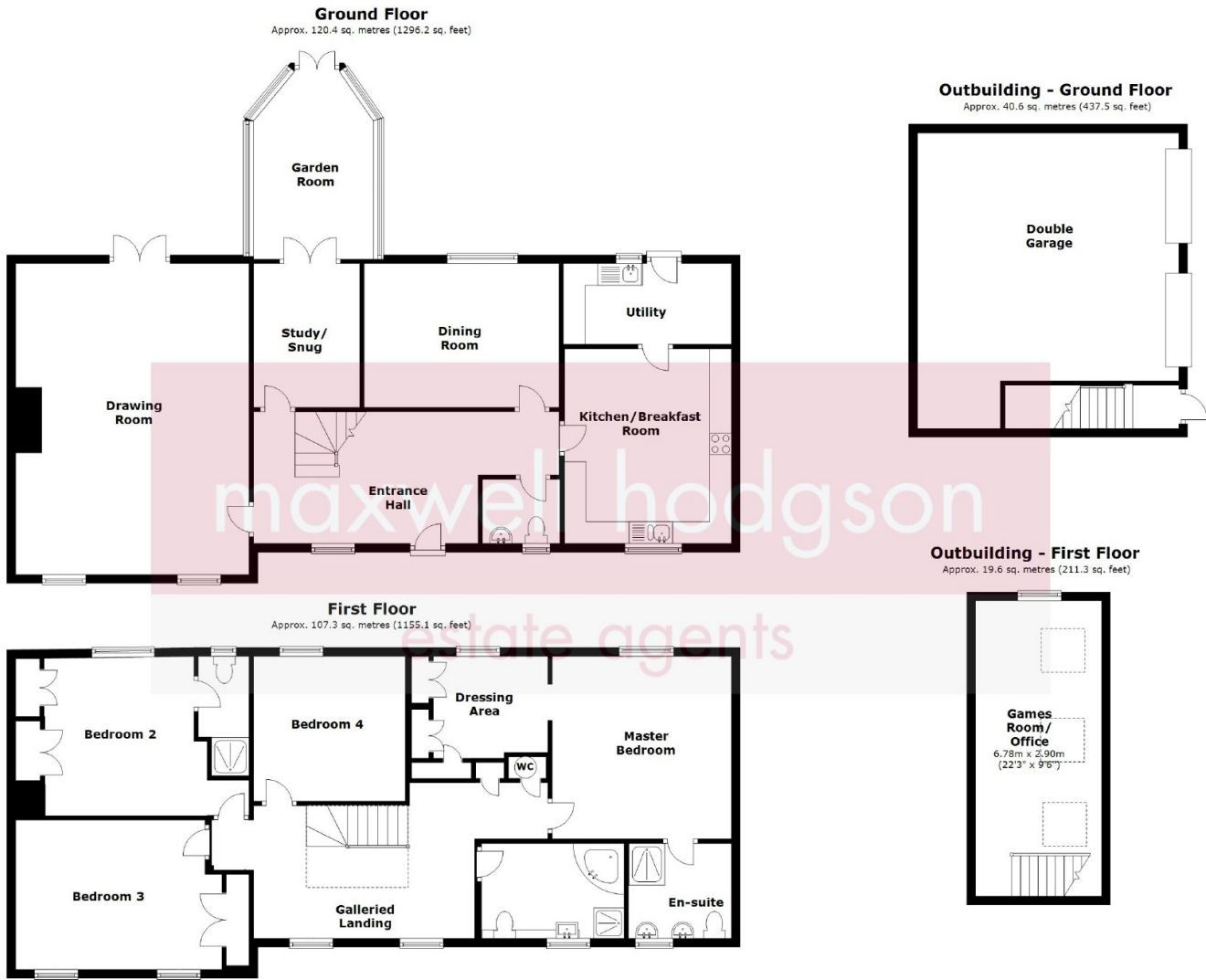
Council Tax

We understand the property has been placed in council tax band G.



Directions

Leave Wetherby via North Street and turn right onto the A661/B1224 York Road, passing Wetherby Racecourse on the right. Follow this road until reaching Bickerton village. Take your first left into Tom Cat Lane. At the end of the road at the junction with Main Street, North Fields will be identified diagonally ahead.



Total area: approx. 288.0 sq. metres (3100.2 sq. feet)

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY. All Measurements and fixtures including doors and windows are approximate and should be independently verified
Plan produced using PlanUp.

The West Wing, New Hall, 4 North Fields, Bickerton

Maxwell Hodgson Ltd wish to inform prospective purchasers that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubt. All measurements are approximate and should not be relied upon for carpets or furnishings.

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