



The Lodge, Bickerton, Wetherby, LS22 5ER





# Key Features

- A stunning double fronted residence
- Grand reception hallway
- Formal living room with wood burner
- Separate dining room & sitting room
- Dining kitchen with hand painted oak units
- Principal bedroom suite with dressing room
- Five further good sized bedrooms
- Luxury bathroom and separate shower room
- Beautiful garden with all season pod
- Electric gates and integral double garage



*A beautifully presented six bedroom detached family home in exclusive village of Bickerton.*









Situated in the picturesque and highly sought after conservation village of Bickerton, just three miles from Wetherby, this stunning six bedroom double fronted detached residence offers exceptional family living in a peaceful yet well connected location.

Accessed via double electric gates, the property features a block paved driveway leading to a generous integral double garage. The home opens into a grand reception hallway, where underfloor heated tiled flooring and windows overlooking the front garden create an elegant and inviting first impression.

The main living room spans the full depth of the house, boasting a front bay window, a charming log burner and double doors that open onto the rear garden—ideal for relaxed family evenings or entertaining. At the front, a bay-fronted dining room provides a perfect setting for more formal occasions. The hallway continues into a second sitting room with oak flooring and window shutters, a guest W.C. and the impressive dining kitchen.

The heart of the home, the kitchen, features hand painted oak units, granite worktops, and high end integrated appliances including an AEG combi microwave, AEG oven, gas hob, drinks fridge and dishwasher. French doors open onto the garden and there is ample space for a dining table. A separate utility room offers further space for a washing machine, tumble dryer and an American-style fridge/freezer and provides internal access to the double garage, easily accommodating two cars.


Upstairs, a striking galleried landing is bathed in natural light from an arched front facing window. The principal bedroom suite is a peaceful retreat with dual-aspect windows, a fully fitted dressing room, and a luxurious ensuite shower room featuring a bespoke stone sink. Five further well proportioned bedrooms include another with ensuite facilities. The home is further served by a sleek house shower room with travertine tiling and a show stopping family bathroom complete with bath, separate shower, bidet, sink, W.C. and starry ceiling lights for added indulgence.

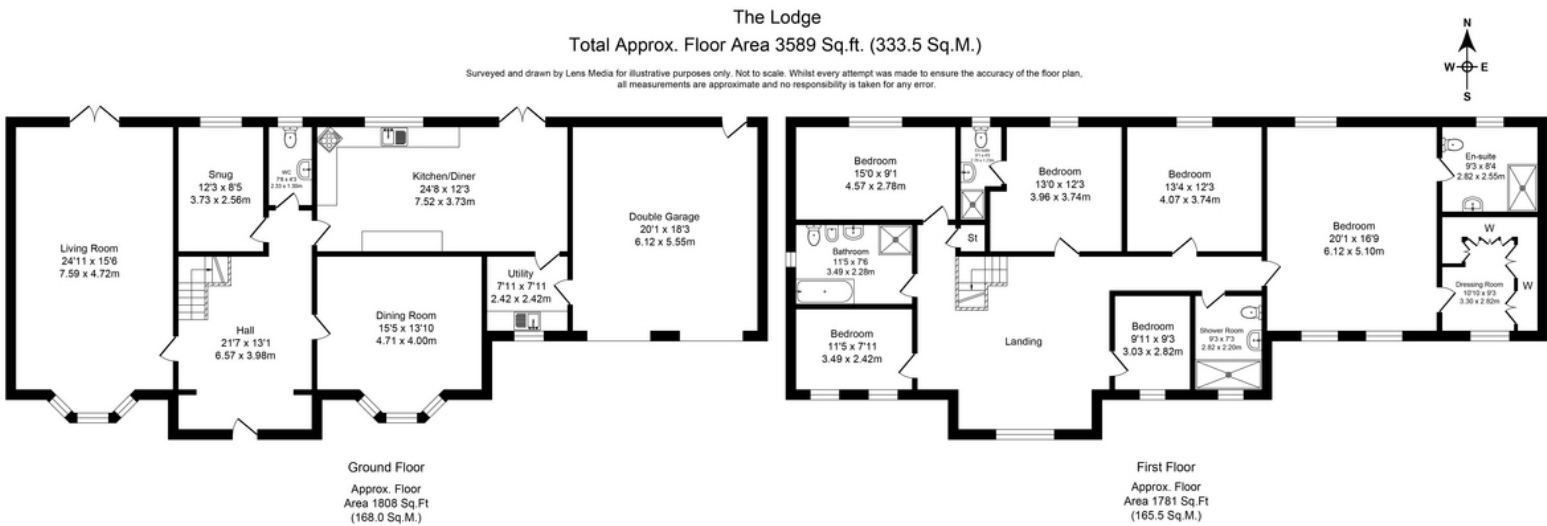
Outside, the beautifully landscaped garden spans the full width of the property, with a manicured lawn and a generous patio area perfect for al fresco dining or soaking up the afternoon and evening sun. A charming garden pod offers sheltered seating and a table for year round enjoyment of the outdoors.

Bickerton is a tranquil conservation village with an attractive blend of individual homes, ideal for those seeking a rural lifestyle with convenience. The property offers easy access to Wetherby, York, Harrogate and Leeds, with excellent transport links via the A1(M), A64, A59 and surrounding road networks. Wetherby provides a wide array of shops, schools and amenities and is just a short drive away.

Services: We are advised that the property benefits from broadband, mains water, electricity, drainage and gas.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	73	79
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC
		



**Tenure Type:** Freehold  
**Council Tax Band:** G  
**Council Authority:** North Yorkshire Council

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