

BELL HOUSE

Appleton Roebuck, York

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Detached village house in a generous plot with a double garage and wraparound gardens and grounds

*York city centre 8 miles • A1(M) 10 miles • Leeds 21 miles
Harrogate 21 miles • Leeds Bradford Airport 26 miles*

Reception hall • cloakroom • 3 reception rooms • office • games room • kitchen/breakfast room • utility room

Galleried landing with balcony • principal bedroom suite with dressing room and bathroom • 4 further bedrooms • Jack & Jill bathroom • house bathroom

Double garage • summer house • garden pavilion

Gardens and grounds

In all some 0.4 acres

For Sale Freehold



ESTABLISHED 1992

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Bell House, North Field Way, Appleton Roebuck, York YO23 7EA

Approximate Gross Internal Floor Area
3265 SQ FT / 303.33 SQ M - (Excluding Garage)

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



City

Country

Coast

This superb, detached property is discreetly tucked away in a quiet corner within the sought-after village of Appleton Roebuck. Approached via a tree-lined driveway, Bell House enjoys a significant degree of privacy with countryside views to the front. An attractive family home, it is filled with natural light and offers bright, contemporary interiors finished with high quality fittings. The landscaped gardens surround the house and include a large double garage and gated parking – in all the plot comes to more than one third of an acre. Bell House is coming to the market for the first time in eighteen years having had only two owners since construction in 2001.

- Substantial, detached house
- Discreet and private setting within a popular village
- Versatile accommodation over 2 floors totalling 3265 sq ft
- Ideal for family get-togethers and entertaining
- Beautifully appointed with high spec fixtures and fittings
- Superb first floor balcony with elegant stone balustrade
- Gated drive, double garage and ample parking
- Wraparound gardens and grounds totalling 1/3 acre
- Convenient for York and Leeds



Tenure: Freehold

EPC Rating: D

Council Tax Band: G

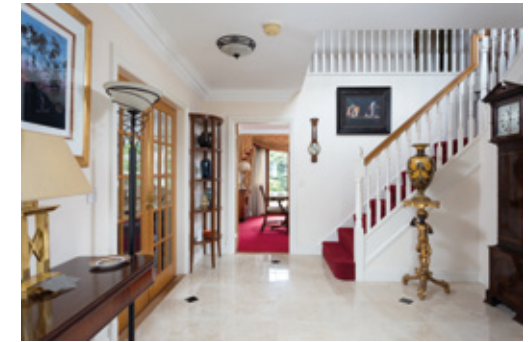
Services & Systems: Mains electricity water and drainage. LPG gas. Oil-fired central heating. Gledhill Heating System. Full fibre broadband. Intercom system, CCTV.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local Authority: City of York Council www.york.gov.uk Conservation Area

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





A double entrance door within a stone portico opens to a central galleried hall giving access to the principal rooms as well as the cloakroom and understairs cupboard. The kitchen/ breakfast room faces west, and its 21 ft length provides ample space for a breakfast table. Underfloor heating has been fitted beneath the marble floor tiles and the contemporary units are accompanied by integrated appliances, granite worktops and a Rangemaster cooker with a gas hob; alongside is a complementary utility/laundry room with sink and external door. For formal dining, there is a separate room with south-facing French doors flanked by sidelights.

The garden room is an exceptional living space that extends some 24 ft into the garden and is ideally situated to enjoy all-day sunshine with wide doors opening directly onto the sunny terrace. Spanning the eastern elevation, a beautifully proportioned sitting room comes with two pairs of elegant arched windows and a log-burning stove upon a stone hearth with brick surround.

A study sits on the quiet northern end of the house where back stairs ascend to the games room above the garage. This versatile space with high ceilings features a floor-to-ceiling picture window giving views across open countryside.



The traditional staircase with slender spindles and a moulded handrail ascends to a generous landing giving access to five double bedrooms and a wide balcony enclosed by a stone balustrade of Classic design. Deep enough for al fresco dining, the balcony enjoys far-reaching views across green pastures, not a neighbour in sight.

The superb principal bedroom suite is privately situated on the eastern wing of the house and comes with a fitted dressing area and a bathroom with a four-piece suite including a free-standing bath. A luxurious marble-clad house bathroom, newly fitted in 2023, includes a walk-in shower and bath with shower head fittings. A further Jack & Jill bathroom serves bedrooms 3 and 4, ideal for young children. Two further bedrooms include a triple aspect guest bedroom at the far end of the landing.





Outside

Electric wrought-iron gates open to a drive lined on one side with a lofty evergreen hedge and on the other with *Betula Jacquemontii* white stem birch trees punctuated with flowering red-barked dogwood. The gravelled drive sweeps past a poplar tree and terminates in front of the house and double garage with electric doors, power and light. Here is ample secure parking for up to six cars.

The gardens wrap around the house and face south at the rear. Predominantly laid to lawn, the gardens are private and fully enclosed with timber boundary fencing, well established hedging, and colourful shrubs and trees on the perimeter. Three terraced areas, one with a handsome acer, provide year-round options for dappled shade and full sunshine. In the southeast corner, an ornate, wrought iron garden pavilion is adorned with clematis and a weeping pear, and a *Gleditsia Sunburst* stands nearby. There are external taps as well as motion sensor and ambient garden lighting.



Environs

Appleton Roebuck is a popular Conservation village with a range of amenities including two public houses, a well-regarded primary school and a tennis club with two artificial grass courts. Although well situated for easy access to York, the village is surrounded by attractive countryside and offers good circular walks from the doorstep. The historic city of York lies some eight miles to the north providing excellent independent schooling and a mainline train station with regular direct services to London Kings Cross. Tadcaster Grammar school lies within catchment of Bell House. The nearby A64 Leeds-York-Scarborough trunk road connects to the A1(M) giving easy access to the national motorway network. Leeds Bradford Airport can comfortably be reached in under one hour.

Directions

Turn into North Field Way. Head to the end and pass between white picket gates. The private gates to Bell House are at the far end.

What3words: ///solutions.pumpkin.bravest

Viewing

Strictly by appointment.



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