



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



Key Features

- Detached family home set within approx. 0.3 acre
- Sought after Appleton Roebuck conservation area
- Gated, tree-lined driveway with double garage
- Impressive galleried hallway with marble flooring
- Kitchen with granite worktops & Rangemaster
- Stunning garden room flooded with light
- Luxurious principal suite with dressing area
- Four further generous bedrooms
- Study, games room & secondary staircase
- Wraparound gardens with countryside views



A beautifully appointed detached residence, set within private grounds of approximately 0.3 acres, located in the highly sought after conservation village of Appleton Roebuck.







Accessed via a private gated, tree lined driveway, this impressive family home lies within just over a third of an acre and offers an abundance of natural light and stylish, contemporary interiors finished to an exceptional standard throughout. Positioned to the edge of the village, the property enjoys uninterrupted views to the front, but is only a few moments' walk from the centre.

A pair of double entrance doors open into a striking galleried reception hall, complete with marble tiled flooring, a guest W.C. and useful understairs storage. From here, double doors lead into an elegant sitting room, featuring dual aspect arched windows and a multi fuel stove, creating a warm yet refined living space.

To the rear, a generous dining room enjoys views over the garden with French doors opening onto the terrace, while connecting seamlessly to the well appointed kitchen/breakfast room. This space benefits from underfloor heating, contemporary cabinetry, granite worktops, integrated appliances and a Rangemaster cooker, with ample room for informal dining. A separate utility room provides further practicality with direct garden access.

The garden room is a standout feature and is bathed in natural light and enjoys a sunny aspect throughout the day, with wide doors opening onto a private paved terrace, perfect for entertaining. A study sits across the hallway and leads to a secondary staircase, rising to a superb games room with floor to ceiling windows and far reaching countryside views.

The central staircase rises to a galleried landing, flooded with light and opening onto a balcony which an ideal spot to enjoy morning coffee while taking in the surrounding rural outlook.

The principal bedroom suite is particularly impressive, offering a fitted dressing area and a luxurious ensuite bathroom with a freestanding bath. There are four further well proportioned bedrooms, two of which share a dual access bathroom, along with a beautifully appointed house bathroom fitted in 2023.

Externally, the manicured gardens wrap around the property and enjoy a south facing rear aspect. Predominantly laid to lawn and fully enclosed, the gardens provide a high degree of privacy complemented by large mature hedging, established trees and vibrant planting. Three separate terrace areas offer excellent spaces for outdoor dining and relaxation throughout the day. A charming wrought iron garden pavilion, draped in clematis and set alongside a weeping pear and striking Gleditsia Sunburst, adds further character. External taps and both ambient and motion sensor lighting enhance the outdoor space. The property benefits from a large double garage with an electric door. The boiler is situated in the garage which helps to keep the garage warm making it ideal for housing both modern and classic cars. The gravelled driveway offers an abundance of parking for further vehicles.

Appleton Roebuck is a highly regarded conservation village offering a range of local amenities including a public house, well respected primary school, a church and tennis club. The bus for Tadcaster Grammar School also runs through the village. Surrounded by picturesque countryside, the village provides excellent walking routes, while the historic city of York lies approximately eight miles to the north, offering a wide range of amenities, independent schooling and mainline rail services to London King's Cross. The A64 provides convenient access to the A1(M) and wider motorway network, with Leeds Bradford Airport reachable within an hour.

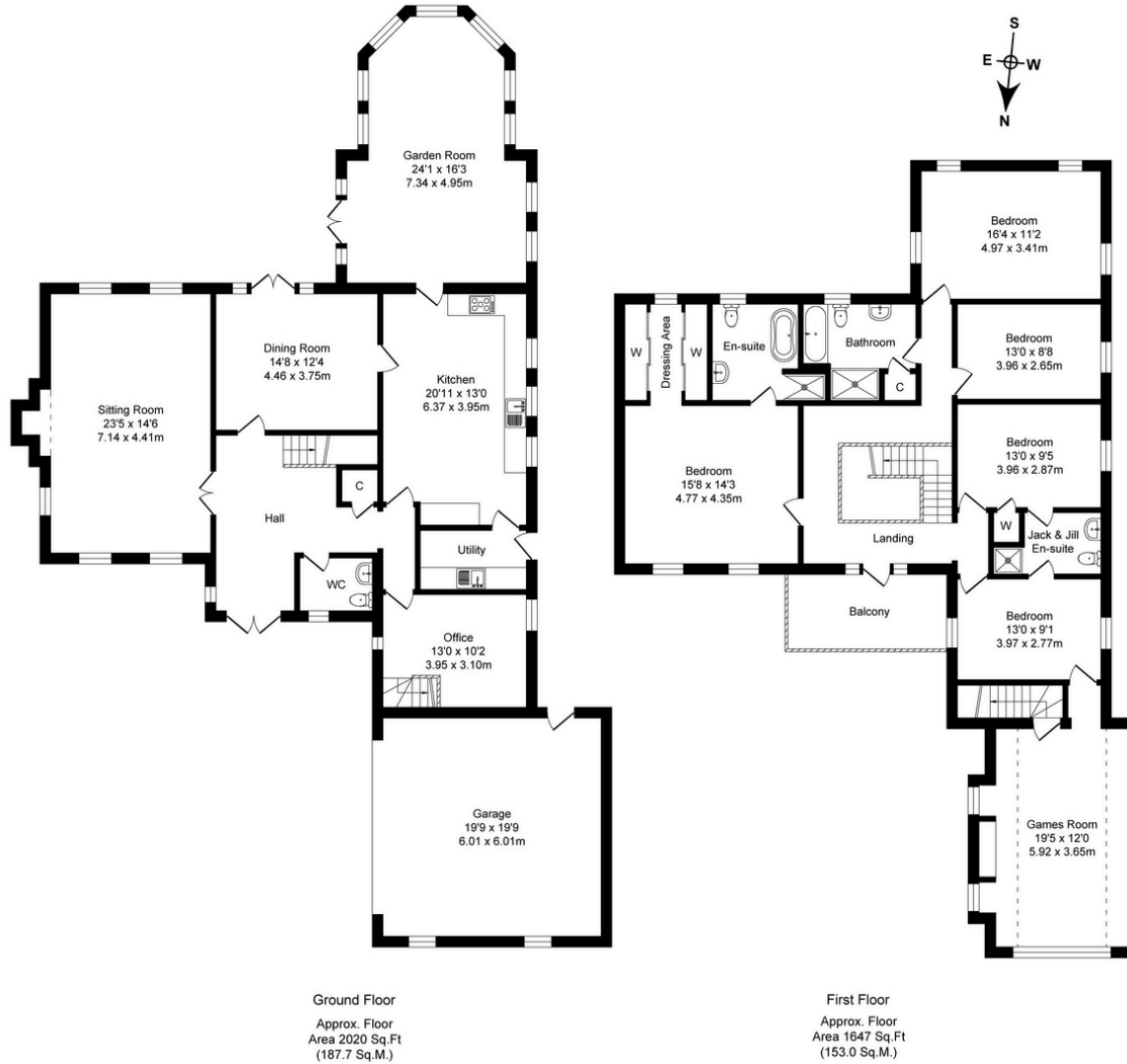
Services: We are advised the property benefits from mains electricity, water, drainage and CCTV. There is oil fired central heating and full fibre broadband is available.

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Total Approx. Floor Area 3667 Sq.ft. (340.7 Sq.M.)

(Including Garage)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	62
(39-54)	E	68
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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

