

Kingsfield House
Carthorpe, Bedale



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An exceptional contemporary country house
Main house 4,468 sq. ft (415 sq m)
5 reception rooms | 5 bedrooms | 5 bathrooms
Outbuilding & outdoor kitchen | 0.63 acres
Guide price £1,400,000

A home designed around light, space and landscape

Some houses impress because of their scale. Others because of their architecture. Kingsfield House succeeds because it combines both with remarkable confidence.

Occupying an edge-of-village setting surrounded by open countryside, this exceptional contemporary home has been thoughtfully designed to create a constant relationship between inside and out.

From the striking double-height reception hall, the house unfolds through a series of beautifully connected living spaces with an exceptional kitchen dining lounge, complemented by a dedicated office, separate study and gym, providing exceptional flexibility for modern family life and home working.

The principal suite, further bedrooms and a self contained guest wing offer flexibility for family, independent guests or multi-generational living.

Architecture with purpose

Elegant brick elevations frame a home where architecture and everyday living are perfectly balanced. Every principal room has been carefully positioned to maximise natural light, capture views across the landscaped gardens and strengthen the relationship between the house and its landscape.

Designed for entertaining

Kingsfield House has been created with entertaining in mind. Generous living spaces, integrated surround sound system and seamless connection to the gardens provide a setting that is as practical as it is impressive.



Outside, expansive terraces and architectural planting, a generous lawn and a covered outdoor kitchen create exceptional spaces for outdoor dining and entertaining throughout the seasons. Beyond, the private wildflower meadow provides a peaceful backdrop and uninterrupted rural views.

Beautifully rural. Exceptionally connected.

Despite its peaceful village setting, Kingsfield House enjoys easy access to the A1(M), providing convenient connections to York, Leeds, Newcastle and the wider motorway network.

Rail services are available from both Northallerton (11 miles) and Thirsk (10 miles), with direct services to London King's Cross in approximately 2 hours 12 minutes, making the property equally suited as a principal residence or an easily accessible country home.

Leeds Bradford, Teesside International and Newcastle airports are all within comfortable driving distance.

Journey Times	
Destination	Approximate Time
A1(M)	10 mins
Bedale	10 mins
Northallerton Station	15 mins
Thirsk Station	15 mins
York	40 mins
Harrogate	35 mins
Leeds	50 mins
London King's Cross	2 hrs 12 mins (rail)

General
Local Authority: North Yorkshire Council
Services: Mains electricity and water. Mains and private drainage which we believe to be complaint. CCTV
Council Tax: Band Main G, Flat A
EPC Rating: C
Tenure: Freehold
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Kingsfield House, Carthorpe, Bedale
 Main House internal area 4,468 sq ft (415 sq m)
 Outbuilding internal area 415 sq ft (39 sq m)
 Total internal area 4,883 sq ft (454 sq m)
 Quoted Area Excludes 'External C/B'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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