



Sicklinghall Park, Main Street, Sicklinghall  
North Yorkshire

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



# Sicklinghall Park

## Main Street

### Sicklinghall

#### LS22 4BD

A beautiful stone built farmhouse with far reaching views, outbuildings, stables and set within approximately 8.8 acres

Wetherby town centre 2.8 miles, A1(M) (Jct 46) 4.6 miles, Harrogate 7.5 miles, Leeds city centre 13.5 miles

Open plan kitchen/dining/family area | Utility Living room | 2 Cloakrooms | Principal bedroom with dressing room & en suite shower room 3 Further bedrooms | Family bathroom | Office/bedroom 5 | Gym | EPC rating B

Agricultural barn | Stables | Gardens & grounds Approx. 8.8 acres

#### The property

Built in 2009 Sicklinghall Park is a stylishly appointed converted farm property that provides five bedrooms and light, airy accommodation with potential for further renovation and development.

The main living space is the open-plan kitchen, dining and family area with vaulted ceiling, slate tiling and Bi-fold doors that opens onto the west facing rear terrace and garden. The kitchen itself has bespoke oak units to base and wall level, a central island and an Aga while the dining area has ample room for a good sized family table and chairs. The family area of the room provides a comfortable seating area and features a central fireplace that divides the space expertly.

There are four double bedrooms on the ground level, including the generous principal bedroom with its dressing room and luxury en suite shower room. In addition, there is a family

bathroom with a separate shower unit, plus two cloakrooms and a gym accessed via a separate entrance.

Completing the ground floor accommodation is also a partially completed 33ft living room with Bi-fold doors opening onto the terrace and garden. This generous reception room provides the potential to become a fine family space in which to relax and entertain.

On the first floor is currently an office, which has previously been used as a fifth bedroom.

#### Outside

The west facing garden includes an area of paved terracing at the rear of the house and provides access to the home gym.

The two outbuildings include a barn of almost 2,000 square feet and a stables block, while there are also six paddocks, which are ideal for exercising horses or grazing livestock on a whole set in approximately 8.8 acres.

There is also plenty of parking in the courtyard areas to the front of the house, stables and barn.

#### Location

The property is located in the village of Sicklinghall and surrounded by beautiful rolling North Yorkshire countryside. Sicklinghall has a local pub, a village hall, a preschool and a primary school, while further amenities can be found just under three miles away in Wetherby.

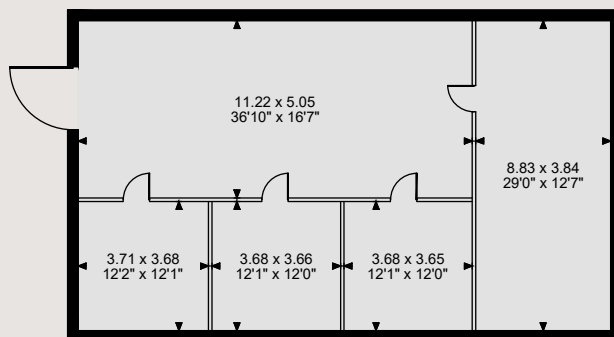
The bustling market town of Wetherby has an excellent selection of shops, supermarkets, restaurants and cafés, as well as a choice of schools, including Wetherby High School. The area is well connected by road, with the A1(M) less than five miles away, and the A61 providing easy access to the historic spa town of Harrogate the vibrant city of Leeds, with its excellent shopping, leisure and cultural facilities.



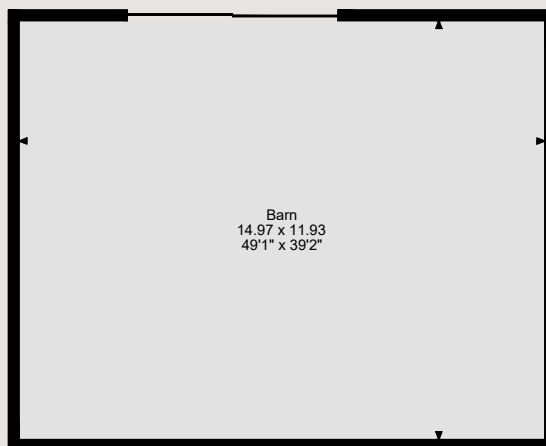




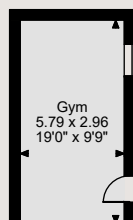
Sicklinghall Park Main Street, Sicklinghall  
Main House internal area 3,154 sq ft (293 sq m)  
Stables internal area 1,441 sq ft (134 sq m)  
Gym internal area 184 sq ft (17 sq m)  
Barn internal area 1,922 sq ft (179 sq m)



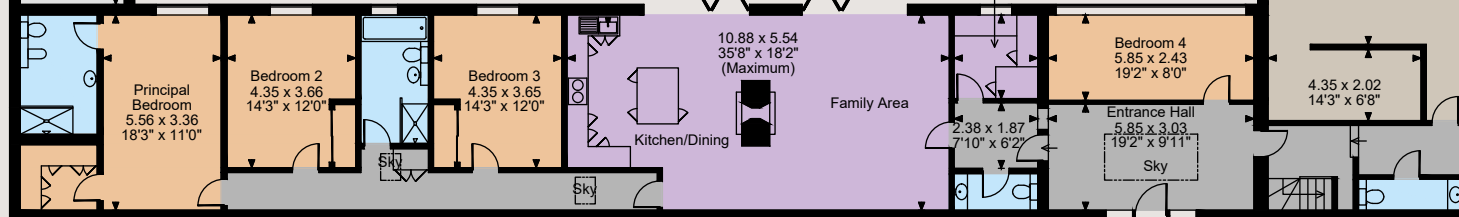
**Stables**



**Barn**  
14.97 x 11.93  
49'1" x 39'2"



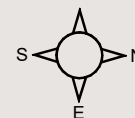
**Gym**  
5.79 x 2.96  
19'0" x 9'9"



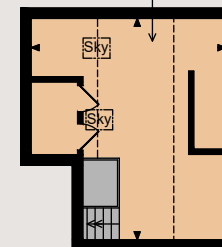
**Ground Floor**

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

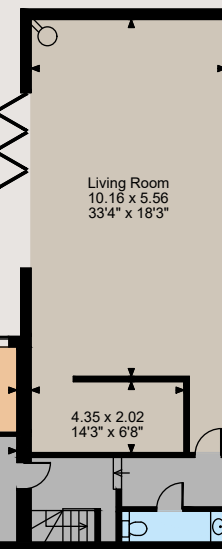
□ □ □ □ Denotes restricted head height



**Bedroom 5/Office**  
6.30 x 5.54  
20'8" x 18'2"



**First Floor**



## Directions

From Harrogate, take the A61/Leeds Road away from the town centre and continue to follow the A61 for five miles, before turning left onto Swindon Lane. After half a mile, turn right onto Spring Lane and continue for two miles, before turning right at the junction onto Kirkby Lane. Continue into Sicklinghall and take the entrance on the left beside the pub. You will arrive at the property after approximately 100 yards.

What3Words ///sharpness.shining.catch

## General

**Local Authority:** North Yorkshire Council  
**Services:** Mains electricity and water. Private drainage klargester which we believe to be compliant with current regulations. Central heating via air source heat pump.  
**Council Tax:** Band E  
**Tenure:** Freehold  
**Guide Price:** £1,400,000

## Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

**01423 561274**

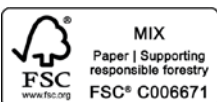
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