

The Old Lodge Wighill Park, Wighill



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**Main House 2,516 sq. ft total (234 sq. m)
4 reception rooms | 4 bedrooms | 2 bathrooms
Large brick barn with development potential
Generous plot | Semi rural | Freehold**

Offers over £1,400,000

A charming stone-built period home with separate brick barn offering the potential for development, set within generous grounds enjoying far-reaching countryside views.

Dating back to 1730, The Old Lodge offers a unique glimpse into early Georgian heritage. It is an attractive stone-built period home that has been thoughtfully modernised and extended by the current owners during their 31 year tenure, occupying a peaceful rural position within Wighill Park. Spanning over 2 500 sq ft, the main house marries expansive family living with an abundance of historic character. Original stone walls, exposed beams and a series of striking fireplaces create a seamless dialogue between period elegance and contemporary interiors. The ground floor offers a well-balanced arrangement of reception rooms suited to both formal entertaining and everyday family living. At the heart of the home is an impressive 31ft dining room and family area with tiled flooring and dual-aspect windows overlooking the surrounding grounds. Adjoining this space is a traditional country-style kitchen fitted with bespoke cabinetry, a dual range cooker and hand-hewn oak beams. Further reception rooms include a comfortable sitting room and an elegant drawing room, the second space features exquisite Yorkshire stone flag flooring. Both rooms are centred around fireplaces, together with a bright sun room opening onto the south facing terrace. A utility room and a ground-floor cloakroom complete the accommodation.

The first floor provides four well-proportioned double bedrooms, including the principal bedroom, which benefits from extensive built-in storage and an en suite shower room. One of the remaining bedrooms is currently arranged as a home office and features built-in storage together with a skylight. Several of the bedrooms retain attractive period features, including vaulted ceilings and exposed structural timbers. A contemporary family bathroom serves the remaining accommodation.

Mobile phone coverage: Information can be found here.<https://checker.ofcom.org.uk/>



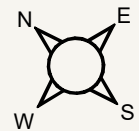
The property is set within generous grounds, predominantly laid to lawn and enclosed by mature hedging. A substantial Yorkshire stone-paved terrace provides ample space for outdoor dining while enjoying far-reaching views across the surrounding countryside. The extensive outbuildings, which total more than 2,000 sq. ft. include two large sheds, a coal store and a substantial brick built barn that presents an exceptional opportunity for conversion into premium ancillary accommodation. With its generous volume and ample natural light, the barn can be re imagined as a luxurious guest suite, a private office retreat, or a variety of alternative uses. Purchasers are advised to make their own enquiries of the planning authority. This flexibility adds significant value and allows the new owner to tailor the space to personal aspirations while preserving the property's distinctive character. Planning has lapsed for a 5 bedroom/3 bathroom dwelling, however the owners have made a meaningful start installing some electrics and drainage.

The Old Lodge enjoys a peaceful setting on the edge of the sought-after village of Wighill, surrounded by attractive North Yorkshire countryside yet conveniently placed for access to nearby towns and cities. The village is home to the historic Grade I-listed Church of St Mary and offers a strong sense of rural community, with an extensive network of footpaths and bridleways providing excellent opportunities for walking, cycling and riding. The nearby market town of Wetherby provides a good selection of everyday amenities, while the historic city of York and the vibrant centre of Leeds both offer a wide range of shopping, cultural and leisure attractions. The area is particularly well connected, with the A64 and A1(M) providing convenient road links across Yorkshire and to the national motorway network. Rail services from York offer regular direct connections to London King's Cross in under two hours, while stations at Ulleskelf and Church Fenton provide additional regional services. The area is well regarded for its choice of highly regarded state and independent schools, making it a popular location for families seeking a balance of rural living and excellent accessibility.

Local Authority: North Yorkshire Council
Services: Mains electricity and LPG gas central heating. New Worcester Bosch boiler. Private drainage which we believe to be compliant. Borehole/Yorkshire water.
Council Tax: Band F | EPC Rating: E



The Old Lodge, Wighill Park, Tadcaster
 Main House internal area 2,516 sq ft (234 sq m)
 Sheds internal area 496 sq ft (46 sq m)
 Big Barn internal area 1,591 sq ft (148 sq m)
 Total internal area 4,603 sq ft (428 sq m)



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