



Renton  
& Parr

*Premium*

THE OLD VICARAGE | THE GINNEL | BARDSEY | NEAR LEEDS |  
WEST YORKSHIRE | LS22 9DU



THE OLD VICARAGE, THE GINNEL, BARDSEY, NEAR LEEDS, WEST YORKSHIRE,  
LS17 9DU

Wetherby 4 miles, A1/M 4 miles, Harrogate 8 miles, Leeds 9 miles, Leeds Bradford International Airport 14 miles

**A stunning six bedroom, three bathroom, detached property of character and charm, set within private grounds of just under 1 acre, in this highly regarded conservation area of old Bardsey village having long distance views over surrounding countryside towards the Hambleton Hills**

The Old Vicarage was apparently the priest's house from the time of the restoration of the monarchy. The original priest's house now forms only a small part of the total property which has undergone various extensions over the years. The original character has been retained and enhanced by modern alterations to provide an exceptional family home extending to approximately 3900 sq ft. On the ground floor, an open entrance porch leads to a reception hall that in turn with a step leads to the old hallway, off which, is a large lounge and in the 17th century part of the house, study and playroom. The new hallway leads to a superb open plan living kitchen with bespoke units by Jeremy Wood of Wetherby including a dining area and steps down to a sunken family area. From the kitchen a door leads to the garden lobby which provides access to the double garage and also to the lower ground floor, workshop and garage.

On the lower ground floor there is a utility room, shower and toilet, a wine cellar and access to the boiler room which hosts the ground source heat pump, which provides underfloor heating to the lounge, kitchen area and first floor master bedroom suite and bedroom six.

On the first floor, a gallery landing leads to the master bedroom with luxury en-suite bathroom and dressing area and bedroom six which also boasts an en-suite shower and custom built ladder leading to a mezzanine area above. There are four further double bedrooms including guest room with en-suite bathroom and further house bathroom.

All significant rooms have wired internet, telephone and T.V. aerial connections. All the windows are recently replaced and double glazed and LED lighting or other low energy type has been installed almost throughout the property. The older part of the house is serviced by a conventional gas fired central heating system. The property enjoys a particularly private and peaceful location extending to approximately 0.9 of an acre and extensive elevated views as far as the White Horse at Kilburn. There are excellent garaging facilities with a double garage off the front courtyard and a lower level garage, together with workshop and storage area. This and the workshop could be re-worked to suit other purposes.

Bardsey itself is conveniently placed for ease of access to Yorkshire commercial centres including Leeds, Harrogate and York. The neighbouring village of Collingham offers good shopping facilities and the market town of Wetherby is only a few minutes-drive away. There is a good local primary school, playgroup and sports club within the village, together with a church dating back to the 9th century and public house reputed to be one of the oldest inns in England. Leeds Grammar School and Gateway School are some 15 minutes-drive away and there is a good selection of golf courses in the area.







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## **BARDSEY**

Bardsey is an attractive and sought after village situated off the A58 Leeds/Wetherby Road, within close travelling distance to the A1 and M1 link road. Leeds is only some 8 miles with other West Yorkshire centres and Leeds/Bradford Airport close by. The village has its own school and amenities with a larger selection of facilities available in the nearby Market Town of Wetherby, including Golf Course, Indoor Swimming Pool.

The village is steeped in history and was the home of the Celtic Bards with a church dating back to Saxon times and an interesting relic of a bygone age close by known as "Castle Hill" which was probably a Celtic strong hold.

### **DIRECTIONS**

From Wetherby proceeding towards Leeds on the A58 passing through Collingham. Upon reaching Bardsey turn right down Church Lane. Continue past the church and the Bingley Arms taking the second left turning into Tithie Barn Lane. Continue past Smithy Lane and with the village duck pond on the right bear left into The Ginnel and the property is situated at the end of the lane.

### **THE PROPERTY**

A charming six bedroom stone built detached house providing spacious family accommodation in this idyllic setting in the old part of Bardsey village close to the village pond and within walking distance of the Bingley Arms. The accommodation in further detail comprises :-

### **GROUND FLOOR**

Open fronted entrance porch with stone flagged floor.

### **RECEPTION HALL**

22' x 7' (6.71m x 2.13m)  
Impressive oak entrance door with double glazed side windows, gallery landing above,

recess ceiling lighting, tiled floor.

### **LOUNGE**

27'6" x 19'9" (8.38m x 6.02m)  
Having double glazed windows and French door to side patio area, further double doors to conservatory. Oak flooring with underfloor heating, inglenook type fireplace with heavy oak beams, stone inset chimney breast with wood burning stove.

### **OLD HALLWAY**

With parquet flooring, radiator, beamed ceiling, turned staircase to first floor.

### **CLOAKROOM (OFF)**

Low flush w.c., wash basin, bespoke solid oak side table/unit with basin on top and shelf underneath, extractor fan, heated tiled floor.

### **FORMER ENTRANCE PORCH**

Useful storage.

### **PLAY ROOM**

14'6" x 14'5" (4.42m x 4.39m)  
With double glazed French doors to side patio, ceiling beam, parquet flooring, chimney breast with dog grate and stone hearth, radiator.

### **STUDY**

21'10" x 9'3" (6.65m x 2.82m)  
With double glazed windows to three sides, built in storage cupboards, modern contemporary radiator.

### **CONSERVATORY**

17'2" x 11'7" (5.23m x 3.53m)  
With newly fitted aluminium frame double glazed windows and French doors to rear garden and side patio, tiled floor, exposed stone wall, two wall light points. Double doors from the lounge and living kitchen.

### **SUPERB OPEN PLAN LIVING KITCHEN**

23'10" x 19'4" (7.26m x 5.89m) overall  
Architect designed with bespoke wall and base units by Jeremy Wood of Wetherby including cupboards and drawers, composite worktops

with splashbacks, twin bowl ceramic sink and mixer taps, island breakfast bar with solid oak work top, cupboards, drawers and storage under. Gas AGA with composite splashback which matches the worktops, built-in Miele dishwasher, American style fridge freezer with wine rack above, recess ceiling lighting, double glazed aspect window with long distance views, tiled floor extending through to the breakfast area with patio doors to rear. Underfloor heating.

Steps down to :-

### **SUNKEN FAMILY AREA**

13'7" x 11'4" (4.14m x 3.45m)  
With further double glazed doors to patio with garden and fields beyond, built in storage cupboards. Underfloor heating.

### **PANTRY**

Walk-in pantry with Belfast sink, shelving and cold slab.

### **GARDEN LOBBY**

With connecting doors to front and rear of the property and steps down to the lower ground living space from where stairs lead down to :-

Access door to garage.

### **LOWER GROUND FLOOR**

### **UTILITY ROOM**

13' x 7'7" (3.96m x 2.31m) overall  
With Franke sink, worktops with cupboards under, matching wall units, plumbed for automatic washing machine, tumble dryer, ceramic tiled floor.

### **SHOWER ROOM**

Walk-in shower, pedestal wash basin, low flush w.c., tiled walls and floor. Extractor fan.

### **WINE CELLAR**

With reclaimed brick, York stone and salvaged oak, slate tiled floor.

### **BOILER ROOM**

With ground source heat pump and further

door leading to :-

### **WORKSHOP**

20'3" x 13'4" (6.17m x 4.06m)  
And lower garage.

### **FIRST FLOOR**

Approached by a turned staircase with half landing window. First floor rooms and landing benefit from oak floor boards. Two radiators and strategically positioned low level LED lighting, linen cupboard, gallery landing with two velux windows, leads via a lobby to :-

### **MASTER BEDROOM SUITE**

Comprising :-

### **BEDROOM ONE**

16'8" x 13'4" (5.08m x 4.06m)  
With double glazed aspect window overlooking garden, fields and countryside beyond, with views over towards the White Horse at Kilburn. High ceiling, exposed beams, underfloor heating.

### **DRESSING ROOM**

10'4" x 8' (3.15m x 2.44m) overall  
With three built in wardrobes with shelving. Double glazed window, underfloor heating.

### **EN-SUITE BATHROOM**

10'4" x 8' (3.15m x 2.44m)  
Modern white stylish suite comprising roll edged bath, low flush w.c., wash basin with mixer taps, walk-in shower cubicle, Travertine tiled floor and part tiled walls, extractor fan, double glazed window and heated towel rail.

### **BEDROOM TWO**

19'9" x 9'9" (6.02m x 2.97m)  
Double glazed window to side with views across open farmland, including fitted wardrobes, double radiator, ceiling beam.



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### BEDROOM THREE

14'10" x 14'4" (4.52m x 4.37m)  
Double glazed window, double radiator, double wardrobe and shelved cupboard.

### BEDROOM FOUR

15' x 11'11" (4.57m x 3.63m) overall  
Including two double wardrobes, double radiator, two double glazed windows.

### HOUSE BATHROOM

14'5" x 5'3" (4.39m x 1.6m)  
Modern white suite comprising enclosed bath, low flush w.c., walk-in shower, vanity wash basin with cupboard under, chrome fittings, tiled floor, heated towel rail, shaver socket, velux window and access to loft space.

### GUEST BEDROOM FIVE

14'3" x 10'6" (4.34m x 3.2m)  
Double glazed window, radiator, airing cupboard and linen cupboard.

### EN-SUITE BATHROOM

Half tiled walls and white suite comprising panelled bath with shower above, low flush w.c., vanity wash basin, double glazed windows to two sides, exposed ceiling beams, heated towel rail.

### BEDROOM SIX

17'11" x 9'8" (5.46m x 2.95m) overall  
Double glazed windows to two sides enjoying views over surrounding countryside, double wardrobe and single wardrobe with shelving. There is a fitted step ladder to a raised mezzanine level, underfloor heating.

### EN-SUITE SHOWER ROOM

Part tiled walls and modern white suite comprising shower cubicle, low flush w.c., wash basin, chrome fittings, double glazed window, shaver socket, extractor fan, underfloor heating.

### TO THE OUTSIDE

Electric five bar gate opens into a sweeping block paved driveway providing parking and turning for several cars in turn leads to :-

### DOUBLE GARAGE

21'9" x 19'3" (6.63m x 5.87m)  
With up and over electric doors, light and power laid on. Roof storage above. Ladder down to lower ground floor workshop. Access to :-

### FURTHER STORAGE AREA

21'9" x 12' (6.63m x 3.66m) at the rear with restricted headroom.

### GARDENS

The gardens are mainly to the rear of the property comprising extensive lawned areas gently sloping between tiers with stone rockery, a variety of bushes and shrubs, small orchard, stone flagged patio areas enjoying both east and southerly aspect, ideal for entertaining or 'al fresco' dining with sheltered area to the side of the property with useful outhouse store.

### SECOND GARAGE

20'3" x 12'2" (6.17m x 3.71m)  
Connecting to the workshop area. Electric roller shutter door.

To the north of the property is an area of land.

There is an additional strip of land used as a vegetable garden together with hen hut and run, with a further area of land beyond a five bar gate with established trees including four oaks and a hazel protected by T.P.O crossed by a footpath.

The whole site extends to just under 1 acre with the original plot situated within the village conservation area.

### COUNCIL TAX

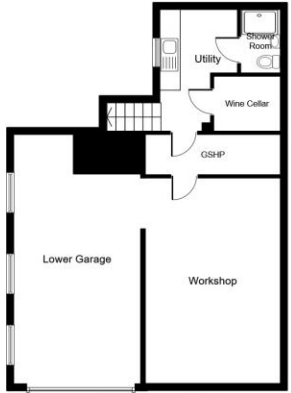
Band G (from internet enquiry)

N.B. Please note there is a vehicular access down the ginnel as far as the Old Vicarage, which then turns into a pedestrian footpath only, which runs down the extreme western boundary of the property and continues down into Church Lane.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		





**Lower Ground Floor**



**Ground Floor**



**First Floor**

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NOT TO SCALE For layout guidance only



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47 Market Place, Wetherby, West Yorkshire LS22 6LN

T: 01937 582731 | F: 01937 587578 | E: [sales@rentonandparr.co.uk](mailto:sales@rentonandparr.co.uk) | W: [rentonandparr.co.uk](http://rentonandparr.co.uk)



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