

A superb bedroom with beautifully fitted bedroom furniture comprising wardrobes to one side with glazed doors, oak top dressing table with hidden compartment, drawers beneath. Benefiting from a dual aspect having window to front elevation revealing far stretching views over adjacent countryside, additional window to side, double radiator, exposed ceiling timbers. LED ceiling spotlights.

#### LUXURY BATHROOM

13'2" x 6'2" (4.01m x 1.88m)

Beautifully finished and fitted with a tasteful suite comprising white vanity wash basin, tiled bath with mixer tap and shower handpiece, low flush w.c., with concealed cistern, large walk-in wet room style shower cubicle with tiled walls, matching floor tiles, Velux window and triple glazed window to side elevation, chrome ladder effect heated towel rail, medicine cabinet with glazed doors, double shaver socket, LED ceiling spotlights, extractor fan.

#### TO THE OUTSIDE

Forming part of this exclusive development of a former monastery, the property enjoys a shared "crunch-gravel" driveway leading to designated parking space in front of:-

#### SINGLE GARAGE

16'4" x 7'11" (4.98m x 2.41m)

With manual up and over door, light and power laid on, window to rear, useful fitted shelving, along with boarded loft space providing additional storage.

#### GARDENS

Private and enclosed with a substantial stone wall, the garden comprises a generous stone flagged patio area with direct access off living room and utility to side with attractive border and LED up-lighting, outside water tap, double power socket.

To the front, a neat parcel of lawn with walled perimeter for additional privacy.

The property enjoys rights of access/use of the central courtyard, low maintenance in nature with original Yorkshire stone flags, raised flower beds and gravel sections.

#### MISREPRESENTATION ACT

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- The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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#### COUNCIL TAX

Band F (from internet enquiry).

#### GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries. Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property. Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

#### VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared February 2021



## Sicklinghall ~ 2 Chapel Court, Main Street, LS22 4BD

Forming part of a skilfully converted monastery this impressive Grade II listed stone-built property reveals a wealth of period features, yet offers modern comforts and open plan living, finished to an excellent specification throughout. Quietly nestled in the heart of this highly sought-after village location.

**£695,000 OFFERS OVER FOR THE FREEHOLD**

- Stunning period property
- Sympathetically extended to side
- Unrivalled quality and attention to detail throughout
- Stunning kitchen with dining area
- Bespoke handmade cabinetry by Christopher Philips throughout
- Underfloor heating to ground floor area



**2 Recep**



**5 Beds**



**2 Baths**



**Renton & Parr**

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## SICKLINGHALL

Sicklinghall is a much favoured and picturesque North Yorkshire village some 3 miles from Wetherby with predominantly stone built country style period houses within easy commuting distance of Yorkshire centres, yet retains its school and country inn.

## DIRECTIONS

Travelling from Wetherby along Sicklinghall hall along the village main street and immediately past the crescent, there is the entrance to Chapel Court.

## THE PROPERTY

Having undergone an extensive programme of refurbishment by the current owners including the installation of triple glazed windows, LED lighting, newly installed central heating system, along with underfloor heating to the ground floor accommodation.

The accommodation which is tastefully decorated and beautifully maintained throughout extends to approximately 2200 sq ft of living accommodation carefully arranged over three floors in further detail giving approximate room dimensions comprises :-

## SIDE ENTRANCE

With eye-catching chapel style entrance door, double glazed window to side :-

## INNER HALLWAY

21'3" x 6'6" (6.48m x 1.98m) (including study area)  
With returned staircase to first floor with wooden panelling, a useful fitted storage/seating area to one side with ample cloaks space above with shelving, LED ceiling spotlights. Fitted study area with triple glazed wooden frame windows to side elevation.

## FAMILY ROOM

12' x 8'4" (3.66m x 2.54m)



With triple glazed window to side elevation, handmade bespoke furniture to one side comprising space for T.V., cupboards beneath, fitted shelving and decorative cornice, concertina wooden doors, attractive original stained glass window with exposed stone surround.

## DOWNSTAIRS W.C.

A modern suite comprising vanity wash basin, low flush w.c., with concealed cistern, part tiled walls, useful under stairs storage cupboard with wall mounted Potterton boiler, LED ceiling spotlights, extractor fan.

## KITCHEN/DINER

27'5" x 13'7" (8.36m x 4.14m) overall



A stunning kitchen area comprising a range of bespoke handmade Christopher Philips wall and base units, cupboards and drawers, Quartz worktops and matching up-stands and splashback, integrated appliances include double range cooker with six ring gas hob, extractor hood above, integrated Siemens microwave, full height Siemens fridge and freezer, impressive large central island with matching worktop and contrasting charcoal blue base units, inset Belfast sink unit with mixer tap along with integrated dishwasher, shaped overhang creating useful breakfast bar area, further storage unit to one side,

integrated wine cooler beneath, LED ceiling spotlight, large pendant lighting, decorative ceiling cornice, triple glazed window to side. A most attractive limestone fireplace with generous wood burning stove surmounted upon matching hearth, decorative panelling to lower half of the wall.

## ADJACENT DINING AREA

With ample space for dining table and chairs, T.V. aerial, triple glazed window to front aspect, window seat beneath, large internal door leading to :-

## LOUNGE

18' 2" x 12' (5.54m x 3.66m)

A beautifully light and airy room having triple glazed windows and sliding doors to two sides allowing an abundance of light to flood in, along with Velux windows. A skilful addition to this period property yet carefully revealing existing stone wall, T.V. aerial, LED ceiling spotlights.



## UTILITY

11'3" x 4'5" (3.43m x 1.35m)

With bespoke fitted wall and base units along with tall storage cupboards, shelves within, attractive Quartz worktop and matching up-stand, Belfast sink, space and plumbing for automatic washing machine and tumble dryer, exposed original stone wall, LED ceiling spotlights, extractor fan, floor to ceiling triple glazed rear door leading out onto patio area.

## FIRST FLOOR

### LANDING AREA

With triple glazed wooden frame window to side elevation, radiator beneath, LED ceiling spotlights, decorative ceiling cornice.

### GUEST BEDROOM

17'1" x 9' (5.21m x 2.74m)

With triple glazed wooden frame window to side elevation, double radiator, decorative ceiling cornice, fitted wardrobes to one side, door way leading to :-

## WALK-IN WARDROBE

Comprising floor to ceiling height fitted shelves to one side, ample hanging space to the other with drawers beneath.

## BEDROOM TWO

13'2" x 11'2" (4.01m x 3.4m)

An excellent double bedroom having dual aspect with triple glazed wooden frame windows to front and side elevation, double radiator beneath, T.V. aerial, decorative ceiling cornice, fitted wardrobes to one side.

## BEDROOM THREE

9'8" x 9'6" (2.95m x 2.9m)

With triple-glazed wooden frame window to side, double radiator beneath, decorative ceiling cornice.

## HOUSE BATHROOM

Beautifully finished with a modern white suite comprising vanity wash basin, low flush w.c., with concealed cistern, tiled bath with wall mounted shower bar and fittings above, attractive part tiled walls and matching floor tiles, window to side, LED ceiling spotlights, extractor fan, chrome ladder effect heated towel rail, double shaver socket.

## SECOND FLOOR

### LANDING AREA

With triple glazed window to side elevation, double radiator beneath, fitted storage to one side, LED ceiling spotlights.

## BEDROOM FOUR

15'2" x 9' (4.62m x 2.74m)

With triple glazed window to side elevation overlooking courtyard, double radiator beneath, additional Velux to opposing side, LED ceiling spotlights, exposed ceiling timbers.

## MASTER BEDROOM

20'8" x 11' (6.3m x 3.35m)

