



John Bell Court, Wilberfoss, York

£485,000

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## John Bell Court, York YO41 5RG

Est. 1871

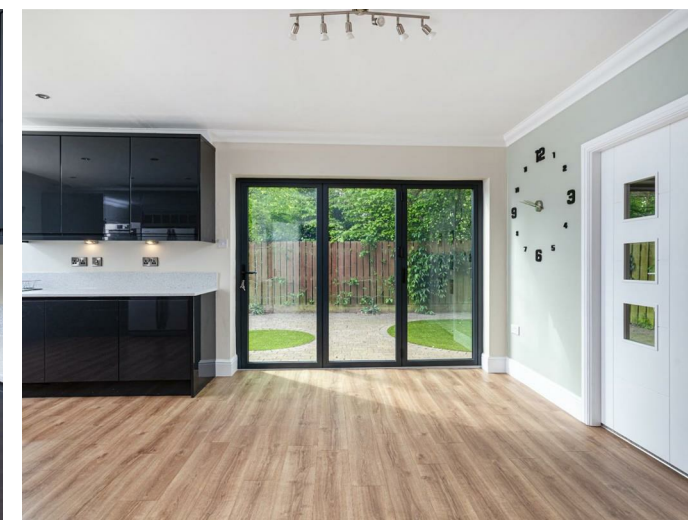
£485,000

Occupying a secluded position within an exclusive cul-de-sac in the highly regarded village of Wilberfoss, this substantial detached family home offers an 'A' rated energy performance and over 2,100 sqft of impeccably presented accommodation, combining generous proportions with contemporary finishes and exceptional versatility, all offered to the market with no onward chain.

Completed to an impressive standard throughout, the property has clearly been thoughtfully upgraded and meticulously maintained by the current owners. The heart of the home is an outstanding open-plan kitchen and breakfast room extending to over 23 feet in length, fitted with sleek modern cabinetry, integrated appliances, extensive work surfaces and ample dining space. Large bi-folding doors open directly onto the landscaped rear garden, creating a superb space for entertaining and modern family living.

Complementing the kitchen is a spacious principal sitting room measuring over 26 feet in length, offering an elegant yet comfortable reception space with excellent natural light. A separate dining room provides further flexibility for formal entertaining, while additional practical spaces include a utility room, ground floor cloakroom, integral garage and a versatile office/study ideal for home working.

To the first floor, the accommodation continues to impress with five well-proportioned bedrooms arranged around a generous landing. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while the



Tenure: Freehold  
Broadband Coverage: Up to 1000\* Mbps download speed  
EPC Rating: A - 93  
Council Tax: F - East Riding of Yorkshire  
Current Planning Permission: No current planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

\*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.



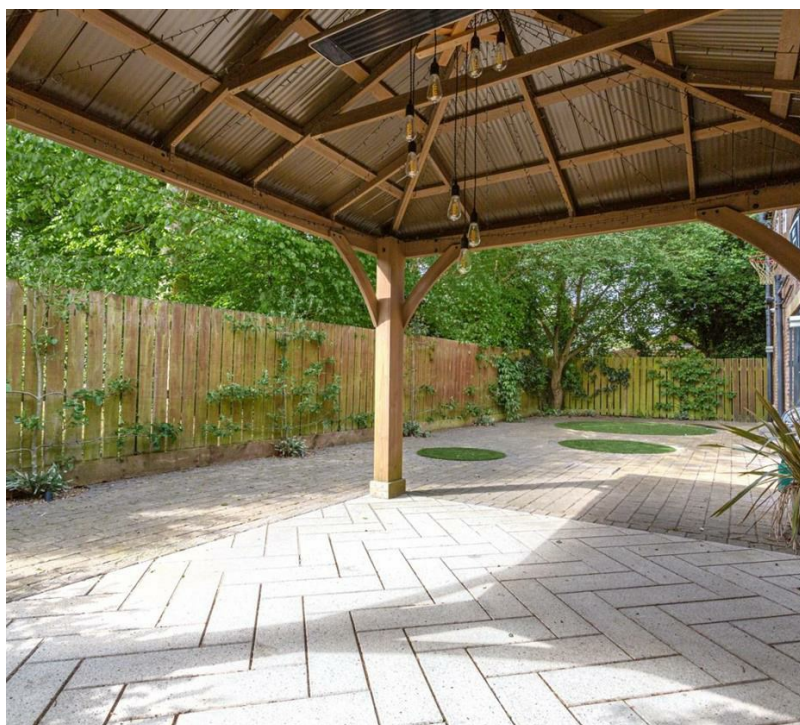
remaining bedrooms are served by a contemporary family bathroom finished to a high specification. The fifth bedroom also offers flexibility as a dressing room, nursery or additional study if required.

Externally, the property enjoys an attractive and low-maintenance landscaped rear garden with extensive paved entertaining areas, gated side access, outside sockets and a tap. A substantial timber gazebo creates an exceptional outdoor entertaining space with LED centre piece and infra red space heater. To the front, a generous block-paved driveway providing ample off-street parking, an EV charging point, and access to the integral garage.

Another notable mention, this home has an 'A' rated energy performance. There are 18 solar panels 5.5KWP with Tesla Power Wall Battery and domestic electricity storage battery which, over the course of the last year, produced 50% of the household electricity, integrated to assist with the hot water heating and car charging port. Furthermore, it also exports to the grid to reduce overall energy bills. Full fibre is available with the property and several rooms have light tunnels fitted to provide additional natural lighting.

Wilberfoss is one of the area's most desirable commuter villages, offering an excellent balance between countryside surroundings and convenient access to York, Pocklington and the wider regional road network via the A1079. The village itself benefits from a strong sense of community alongside a well-regarded primary school, village shop, public houses, sports facilities and scenic surrounding countryside walks.

This is a rare opportunity to acquire a substantial detached residence in a sought-after village setting, combining space, quality and modern family living in a particularly private and desirable position.



## Partners:

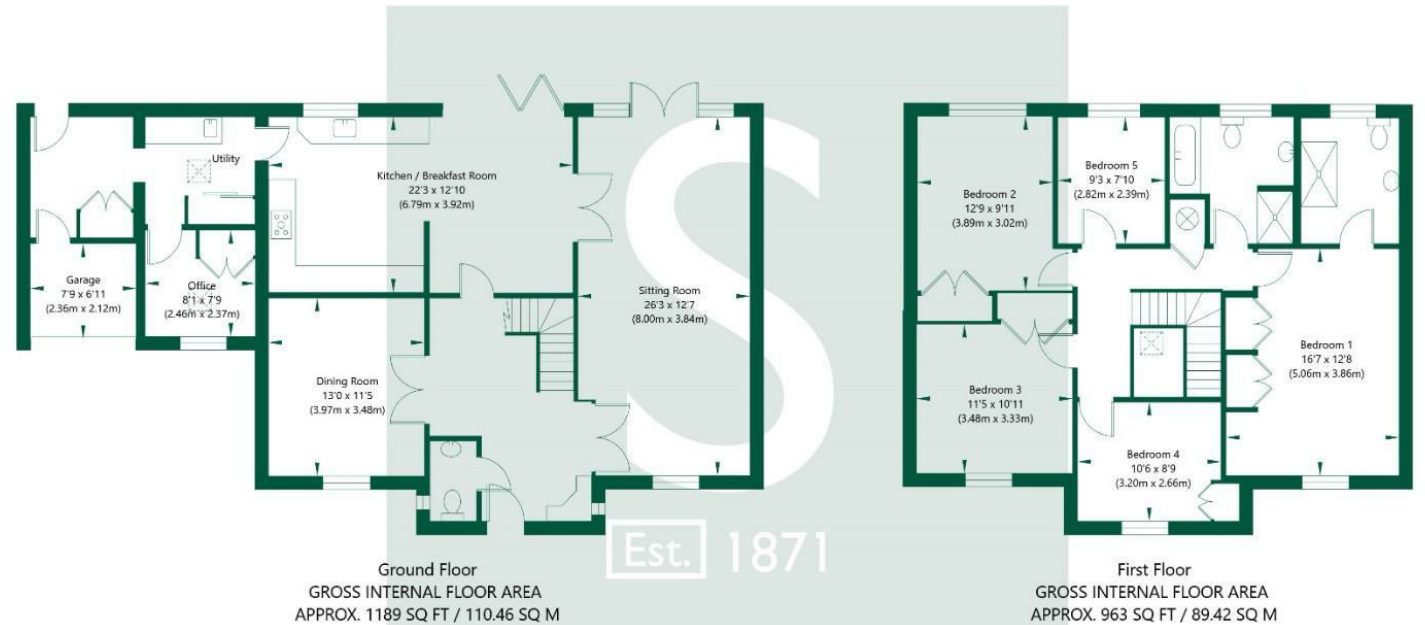
J F Stephenson MA (Cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg. dip MRICS  
O J Newby FNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)  
E G Newby MRICS  
T Brooks MNAEA

## Associate Partners:

N Lawrence  
I Jarvis MNAEA

York: 01904 625533  
Boroughbridge: 01423 324324  
Easingwold: 01347 821145  
Selby: 01757 706707  
Haxby: 01904 809900

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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2152 SQ FT / 199.88 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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