



EN-SUITE / FAMILY BATHROOM

10'6" x 4'10" (3.2m x 1.47m)

Half tiled walls and modern white suite comprising panelled bath, w.c., vanity wash hand basin, chrome heated towel rail, ceiling beam, extractor fan.

TO THE OUTSIDE

Driveway giving access to :-

DRIVE THROUGH GARAGE

15'1" x 12' (4.6m x 3.66m) average

Having up and over door, further timber double doors opening up into rear courtyard.

Bin and wood store to rear of garage.

GARDENS



The front garden comprises paved forecourt with stone boundary wall and wrought iron gates. Walk-way to the side of the conservatory leads to a sheltered stone flagged patio area passing

through a wrought iron arbour to a lovely "secret" walled garden with shaped lawns, gravel patio area, raised borders with a variety of bushes and shrubs, lavender. Further paved patio area in front of the outbuilding at the bottom of the garden with garden shed.

GARDEN ROOM / EXERCISE ROOM

17'2" x 7'4" (5.23m x 2.24m)

Two Velux windows,

POTENTIAL ANNEXE/STUDIO

17'4" x 9'6" (7.16m x 2.9m) plus recess

With bi-folding doors, laminate floor, Velux window, paddle steps to a mezzanine level with restricted headroom. Fitted wardrobes.

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 March 2022



Boston Spa ~ Boston Cottage, 216 High Street, LS23 6AD

A unique early 19th century Grade II Listed period property revealing sympathetically modernised and greatly improved accommodation of charm and character extending to over 2700 sq ft featuring south facing walled gardens to rear including range of outbuildings suitable for home office/annex. Garage.

- An individual and truly exceptional period cottage extending to over 2700 sq ft
- Three reception rooms and conservatory with bi-folding doors
- Kitchen with hand crafted units
- Three double bedrooms two with en-suite facilities
- Basement cinema room/home office



2/3 Recep



3/4 Beds



2 En-suites



1 Shower

£795,000 OFFERS OVER FOR THE FREEHOLD

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BOSTON SPA

Boston Spa is a predominantly stone built village with many Georgian properties, situated some 1 1/2 miles east of the A1 on the southern bank of the River Wharfe.

The village has its own good selection of shops, schools and facilities with a further range of amenities including indoor swimming pool and golf course in the market town of Wetherby some 3 miles away. Commuting links are good being almost equidistant to Leeds, York and Harrogate.

DIRECTIONS

Entering the village from the direction of the A1 proceeding along the High Street the property is situated on the right hand side opposite the entrance to the Methodist Church car park.

THE PROPERTY

Only an internal inspection will truly reveal the unique living space available with this early 19th century Grade II listed property, formerly the gardeners cottage, initially extended in the 1850's with more significant improvements and extensions added in 2002. A further conservatory with bi-folding doors to front and rear was added by the present owners.

Benefiting from gas fired central heating and selective double glazing, the accommodation in further detail giving approximate room sizes comprises :-

GROUND FLOOR

ENTRANCE VESTIBULE

With glazed inner door leading to :-

ENTRANCE HALL

Do do rail, radiator in cabinet, staircase off to first floor.

SITTING ROOM

16'6" x 12'2" (5.03m x 3.71m)

White painted fire surround with cast inset and tiled slips, dog grate and open fire, two wall light points, double radiator in cabinet, T.V. points, built in corner display cabinet, window to courtyard.



MORNING ROOM / BEDROOM FOUR

13' x 12'6" (3.96m x 3.81m)

A period style fireplace with decorative fire, window to front with shutters, meter cupboard under, double radiator in cabinet, picture rail, ceiling cornice. Door leading off to basement.

LOUNGE / DINING ROOM

14'6" x 13'8" (4.42m x 4.17m)

Double glazed multi-paned window to side, French door to rear garden, laminate floor, ceiling cornice, halogen ceiling lighting, radiator in cabinet, T.V. point.



BREAKFAST KITCHEN

12'10" x 11'5" (3.91m x 3.48m)



Well-fitted with range of hand painted bespoke wall and base units including cupboards and drawers by La Belle Cuisine of Harrogate, work surfaces, Belfast sink and drainer, mixer taps, pelmet lighting, ceiling cornice, recess ceiling lighting, radiator in cabinet. Integrated dishwasher, Rangemaster 110 electric oven with five ring gas hob and grill, extractor hood, built in fridge and freezer, wooden flooring, double glazed windows to side elevation.

UTILITY ROOM

14'7" x 3'9" (4.44m x 1.14m)

Having stainless steel sink unit and worktop with cupboards under, plumbed for automatic washing machine, tumble dryer, wall mounted cupboards, tall unit, tiled floor, recess ceiling lighting.

INNER LOBBY

Tiled floor, radiator, ceiling lighting, double glazed window opening to conservatory.

SHOWER ROOM

Modern white suite comprising tiled shower cubicle with thermostatic shower, pedestal wash basin, w.c., half tiled walls, tiled floor, radiator, recess ceiling lighting, built in airing cupboard with radiator, extractor fan.

CONSERVATORY

20'5" x 11'1" (6.22m x 3.38m)

Double glazed to three sides with bi-folding doors to front and rear, LED lighting, exposed stone to one wall.



BASEMENT CINEMA ROOM/HOME OFFICE/OCCASIONAL BEDROOM

15'10" x 12'4" (4.83m x 3.76m)

Laminate flooring, recess ceiling lighting, radiator in cabinet, two windows, store room off.



FIRST FLOOR

HALF LANDING

Leading to :-

BEDROOM ONE

16'5" x 12'6" (5m x 3.81m)

Including fitted wardrobes with cupboards above, storage

cupboard above stairs, sash window to side overlooking courtyard, double radiator. Door to :-



EN-SUITE BATHROOM

15' x 7' (4.57m x 2.13m)

White suite comprising panelled with mixer taps and shower attachment, pedestal wash basin, low flush w.c., chrome fittings, radiator, double glazed window to rear, access to eaves storage space.

FIRST FLOOR

BEDROOM TWO

16'6" x 13'7" (5.03m x 4.14m)

Two sash windows to the High Street. Contemporary style up-right radiator, loft access.



BEDROOM THREE

14'10" x 8'5" (4.52m x 2.57m) plus 8ft x 5ft 6in.

An L-shaped room with built in wardrobe, windows to rear and side, modern up-right radiator.