

With double glazed UPVC window to side elevation with double radiator to side, large Velux window to rear, T.V. aerial.

BEDROOM FOUR

10'5" x 6'6" (3.2m x 2m)

With double glazed UPVC window to side elevation, double radiator beneath.

HOUSE BATHROOM

Tastefully decorated with an attractive white suite comprising low flush w.c., vanity wash basin with cupboards beneath, generous bath with detachable shower handpiece, part tiled walls, floor tiles, radiator, ceiling spotlights, Velux window to rear, separate walk-in shower cubicle with tiled walls, light with extractor fan.

TO THE OUTSIDE

Sitting just off a private lane set behind wooden five bar gates revealing a sweeping tarmac drive providing comfortable parking for multiple vehicles and extending down towards :-

DOUBLE GARAGE

18'4" x 15'8" (5.6m x 4.8m)

With electric up and over door, light and power laid on, oil fired boiler.

WORKSHOP

18'0" x 6'2" (5.5m x 1.9m)

With internal access door (off) the garage. Light and power laid on.

BRICK OUTBUILDINGS

Comprising three separate practical storage spaces, each with own bolted wooden door. Adjacent to designated bin store, compost area, log storage.

GARDENS

Being a particular feature of this property, the immaculately maintained gardens surround the property revealing a delightful outlook from every aspect. To the front lies a generous parcel of level lawn with mature trees and central flower bed, established hedging to the perimeter affords a good degree of privacy and security. To the side a raised flower bed and generous green house. An elevated patio area having large pergola with mature interwoven clematis and wisteria provides the ideal space for 'al-fresco' dining. To the rear, a delightful south facing lawned garden with deep well stocked flower borders

boasting a variety of bushes, shrubs and herbaceous species. A generous "crunch-gravel" area with direct access off the back of the property providing further space for relaxing and outdoor entertaining beyond which carefully sculptured box hedging, bursting with colourful flowers within. Wall to the rear perimeter, wooden fencing to side.



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 May 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

- 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.
- All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.



Ingmanthorpe (Near Wetherby) ~ Poppy House, Loshpot Lane, LS22 5HL

A most appealing Edwardian detached family home skilfully extended over the years creating well-balanced light and spacious living accommodation, set amidst beautifully landscaped garden plot of around 1/3rd of an acre. Located in this idyllic and private position just on the outskirts of Wetherby.

- Charming four bedroom detached Edwardian property
- Superb garden grounds of approx. 1/3rd of an acre
- Breakfast kitchen, three reception rooms
- Double garage with workshop, brick outbuildings and log store
- Master bedroom with en-suite shower facility and walk-in wardrobe



3 Recep 4 Beds 1 Bath 1 En-suite

£799,995 PRICE REGION FOR THE FREEHOLD



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
sales@rentonandparr.co.uk
rentonandparr.co.uk

Premium

All-round excellence, all round Wetherby since 1950

WETHERBY

Wetherby is a West Yorkshire market town located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, schooling, sporting amenities including indoor heated swimming pool, 18 hole golf course, tennis, squash, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 and M1 link south of Aberford.

DIRECTIONS

Leaving Wetherby heading north along Deighton Road continue until reaching a roundabout, take the first exit left onto the A168, then take your first left onto Mark Lane, then immediately left again looping back over the A168 Deighton Bank, turning right onto Loshpot Lane. Continue for a short while before turning right onto a private lane where there will be a Renton & Parr for sale board. Continue for 100 yards or so and then Poppy House is on the left hand side set behind a five bar gate.

THE PROPERTY

Poppy House presents an exciting opportunity for buyers looking to acquire a substantial family home with further development possibilities (subject to planning consent) set within superb garden grounds of approximately 1/3rd of an acres. Forming part of an exclusive cluster of period homes surrounded by countryside on the outskirts of Wetherby town. The property benefits from oil fired central heating and the shared use of a biomass combustion heater, along with double glazed windows this tastefully decorated home in further detail giving approximate dimensions comprises:-

GROUND FLOOR

SIDE ENTRANCE

Access gained via hardwood door with double glazed panels and windows to side, wood effect laminate floor covering, staircase to first floor, single radiator, ceiling spotlights.

DOWNSTAIRS W.C.

A modern utopia white suite comprising low flush w.c., matching wash basin with cupboards beneath, chrome ladder effect heated towel rail, double glazed UPVC window to side.

LIVING ROOM

25'11" x 14'1" (7.9m x 4.3m) Narrowing to 11'9" (3.6m) A most generous living room formerly two reception rooms now opened into one generous space benefiting from dual aspect having double glazed UPVC windows to front elevation as well as double patio doors to side. T.V. aerial, decorative ceiling cornice, ceiling spotlights, two radiators. A most impressive wood burning stove

surmounted upon heavy Yorkshire stone hearth.



INNER HALLWAY

With useful understairs storage cupboard.

DINING ROOM

14'1" x 13'1" (4.3m x 4m) Beautifully decorated and benefiting from double glazed window to side and sliding sash window to rear elevation, double radiator, hardwood door to rear garden, fireplace with cast iron stove set upon brick hearth, decorative wooden surround and mantle piece, decorative ceiling cornice, central ceiling rose.



UTILITY

9'2" x 6'10" (2.8m x 2.1m) With fitted wall and base units, wood effect laminate worktop with matching up-stand, inset stainless steel sink unit with mixer tap, built in wine cooler, tiled floor covering, double radiator, double glazed UPVC window to front, hardwood side door.

PANTRY

6'6" x 3'11" (2m x 1.2m) With wood effect laminate floor covering, original cold slab, fitted shelving to two sides and original meat hanging hooks to ceiling, attractive original four paned window between the pantry and utility room.

BREAKFAST ROOM

13'9" x 9'6" (4.2m x 2.9m) overall A lovely light room with large double glazed sliding sash window to rear, feature fireplace with electric fire, recess storage to side with cupboards and shelving, wood effect laminate floor covering, decorative ceiling cornice, double radiator.

BREAKFAST KITCHEN

15'5" x 13'9" (4.7m x 4.19m) A generous kitchen comprising a range of Shaker style wall and base units, cupboards and drawers, laminate work top with tiled splashback, AGA with extractor hood above, one and a quarter stainless steel sink unit. Integrated Bosch dishwasher, integrated automatic washing machine, bay window to side elevation revealing a delightful outlook over landscaped gardens, deep window sill, double radiator beneath, ceiling spotlights, double internal doors leading to :-



CONSERVATORY

14'9" x 10'9" (4.5m x 3.3m) overall A superb sitting area with double glazed windows to all aspects with glazed roof, oak floor covering, double doors leading out onto patio and rear garden.



FIRST FLOOR

LANDING AREA

With ceiling spotlights, single radiator, airing cupboard housing insulated water tank, fitted shelving and hanging space, loft access hatch.

MASTER BEDROOM

15'5" x 10'2" (4.7m x 3.1m) A lovely light room with double glazed UPVC bay window to side elevation, double radiator beneath, circular window to rear aspect, T.V. aerial, internal doorway leading to :-



EN-SUITE SHOWER

With corner shower cubicle, tiled walls, wall mounted Mira shower, white suite comprising low flush w.c, pedestal wash basin, tiled floor covering, ladder effect heated towel rail, double glazed UPVC window to side, ceiling spotlights.

DRESSING ROOM

9'10" x 6'6" (3m x 2m) max With fitted storage to two sides, double glazed UPVC window to front elevation

BEDROOM TWO

13'1" x 11'9" (4m x 3.6m) With double glazed UPVC window to front elevation, double radiator beneath, T.V. aerial. Partially vaulted ceiling, loft access hatch.

BEDROOM THREE

13'1" x 10'2" (4m x 3.1m)

