

hardwood floor covering.

#### GYM/BEDROOM SEVEN

15'1" x 14'1" (4.6m x 4.3m)

With its own dry heat sauna, three Velux windows, fitted eaves storage, two double radiators, attractive exposed ceiling timbers, television aerial.

#### TO THE OUTSIDE

Quietly tucked away off this private drive, Four Gables is approached by a generous crunch gravel driveway with comfortable off street parking for multiple vehicles at the front and side of the property including electric vehicle charging point, leading to:-

#### GARAGE/STOREROOMS

##### OFFICE

15'8" x 8'2" (4.8m x 2.5m)

Light and power laid on, window to side.

##### STORE ONE

18'8" x 15'5" (5.7m x 4.7m)

With light and power laid on, vaulted ceiling.

##### STORE TWO

13'9" x 12'5" (4.2m x 3.8m)

Single door and light laid on.

#### GARDENS



Occupying a generous and enclosed garden plot with gardens to three sides enjoying deep well stocked borders boasting a variety of plants and bushes and mature trees providing an excellent degree of privacy and an array of

colours all year round and a large pond to the rear stocked with fish. With access off the snug an attractive stone flagged patio area ideal for outdoor entertaining and 'al fresco' dining with steps down to shaped lawn beyond with a generous greenhouse, another private dining area and oak pergola, second ornamental pond.

#### GARDEN ROOM

20'11" x 7'10" (6.4m x 2.41m)

With light and power laid on, internal doorway leading to:-

#### POTTING SHED

11'9" x 11'1" (3.6m x 3.4m)

With light and power laid on, separate personnel door. Outside water tap. Original Victorian well.

#### GARDENERS' COTTAGE

31'9" x 9'10" (9.7m x 3.0m) overall

Currently rented out this self contained accommodation comprises double bedroom, living area with kitchen diner and separate shower room.

#### COUNCIL TAX

Band G (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.

Details prepared September 2022



## Boston Spa ~ Four Gables, Oaks Lane, LS23 6DS

Built in 1900 in the 'Arts and Crafts' style this striking detached family home boasts a wealth of characterful features and generous living accommodation of approximately 4000 sq.ft., skilfully arranged over three floors. Set within highly private and mature garden grounds with a range of outbuildings and self contained "gardeners' cottage," altogether positioned on a quiet private lane off the High Street.

**£1,495,000** PRICE REGION FOR THE FREEHOLD

- Impressive and substantial Grade II listed home
- Six/seven double bedrooms
- Four ensuite facilities
- Two fine reception rooms of great proportion
- L shape kitchen diner with snug off
- Highly sought after location
- Private garden grounds
- Separate Gardeners' Cottage



**3 Recep 6/7 Beds 5 Baths 4 En-suite**

#### MISREPRESENTATION ACT

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## DIRECTIONS

Entering Boston Spa from the direction of the A1/A168 proceeding towards the High Street. Turn right onto Oaks Lane, the property is located on the left hand side set behind wooden gates with a name plate

## THE PROPERTY

Four Gables is an impressive Grade II listed 'Arts and Crafts' style residence revealing approximately 4000 sq ft of living accommodation, with many characterful features including beautiful stucco ceilings, stone mullions, oak floors, leaded windows and original fireplaces. It is situated within a delightful mature garden plot. The property benefits from two boilers having gas fired central heating along with secondary glazing to the majority of the accommodation. The accommodation in further detail giving approximate room dimensions comprises:-



## GROUND FLOOR

### ENTRANCE PORCH

With access gained via a large hardwood front door with leaded window above, window to side elevation, original Victorian tiles that flow through internal door into:-

### RECEPTION HALL

23'7" x 16'0" (7.2m x 4.9m)

Grand reception hall with windows to one side revealing outlook over garden, radiators beneath, decorative ceiling cornice, impressive brick fireplace with large wood burning stove, stone lintel above, return staircase to first floor.

### SITTING ROOM

21'3" x 13'9" (6.5m x 4.2m) into the bay

A most generous room with large walk in bay window to front, radiators beneath, exposed timber floor covering, striking open fire with ornate wooden and copper surround, television aerial, timber floor covering flows seamlessly through a large opening into:-



### DINING ROOM

15'5" x 13'9" (4.7m x 4.2m)

With windows to front elevation, radiators beneath, space for generous dining table and chairs, fitted pine furniture revealing an abundance of storage and glass display cabinets.



### DOWNSTAIRS WC

Low flush WC, pedestal wash basin with tiled splashback, radiator, window to side elevation, floor to ceiling fitted storage.

### LAUNDRY ROOM

12'9" x 9'10" (3.9m x 3.0m)

A most practical room with space and plumbing for automatic washing machine and tumble dryer, fitted Belfast sink, wall mounted Valliant gas boiler, storage to two sides, windows to rear elevation.

### KITCHEN/DINER

19'8" x 17'4" (6.0m x 5.3m) narrowing to 9'10" (3.0m)

The kitchen area is comprehensively fitted with a range of wall and base units, cupboards and drawers, worktops with Travertine tiled splashbacks, double inset sink unit with mixer tap and instant boiling water function, integrated dishwasher beneath. Further appliances include double stacked oven with grill above and separate microwave, five ring gas hob with extractor hood above. Double glazed window to rear and side elevation as well as generous Velux allowing an abundance of natural light to flood the

space. Large opening with granite worktop providing useful study or seating area beyond which flows into dining area. Radiator, double patio doors to rear. Floor hatch with steps to useful cellar.



### SNUG

9'10" x 11'5" (3.0m x 3.5m)

With vaulted ceiling, double glazed patio with windows to side leading out rear, further window to side elevation with double radiator beneath, television aerial.

## FIRST FLOOR

### LANDING AREA

With large lead flashed window to rear, deep window sill, double radiator, staircase to second floor.

### PRINCIPAL BEDROOM

15'8" x 15'5" (4.8m x 4.7m)

A comfortable double bedroom with a pair of windows to side elevation, radiators beneath, original open fire with decorative surround, exposed oak floor covering, internal doorway leading to:-



### DRESSING ROOM/STUDY

11'9" x 9'2" (3.6m x 2.8m)

With windows to side elevation, double radiator beneath, built in wardrobe with cupboard above.

### ENSUITE BATHROOM

Four piece white suite comprising low flush WC, large wash basin, bidet, enclosed bath with half tiled walls, walk in corner shower cubicle, window to rear.

### BEDROOM TWO

16'4" x 15'8" (5.0m x 4.8m) (into the bay)

Lovely large room with walk in bay window to front elevation, radiator beneath, original fireplace, exposed hardwood floor covering.

### ENSUITE SHOWER

With wall tiling to half height, white suite comprising low flush WC, pedestal wash basin, walk in shower cubicle with Mira shower, window to side elevation, airing cupboard with insulated water cylinder.

### BEDROOM THREE

16'4" x 14'9" (5.0m x 4.5m) (into the bay)

With walk in bay window to front elevation, radiator beneath, additional window to side looking over attractive private gardens, feature fireplace, television aerial.

### ENSUITE SHOWER

White suite comprising low flush WC, pedestal wash basin, walk in shower cubicle, window to front elevation, double radiator.

### BEDROOM FOUR

12'9" x 12'5" (3.9m x 3.8m) (overall including ensuite)

With windows to rear elevation, double radiator beneath.

### ENSUITE SHOWER

A white suite comprising low flush WC, pedestal wash basin, walk in shower cubicle with tiled walls, window to side elevation, radiator.

## SECOND FLOOR

Window to side overlooking vegetable garden. Useful store cupboard, loft access hatch.

### BATHROOM

White suite comprising low flush WC, panelled bath with shower over and shower screen, part tiled walls, pedestal wash basin, radiator, extractor fan, Velux window.

### BEDROOM FIVE

16'8" x 15'8" (5.1m x 4.8m) (into the bay)

With walk in bay window to front elevation, a pair of radiators to both sides, wash hand basin, original feature fireplace, exposed wood floor covering.

### BEDROOM SIX

16'4" x 14'9" (5.0m x 4.5m) (into the bay)

With walk in bay window to front, window seat beneath, pair of double radiators to both sides, hand basin with tiled splashback, television aerial, feature fireplace, exposed