



Renton
& Parr

Premium

ROSMINIAN HOUSE | BRAMHAM ROAD | CLIFFORD |
WETHERBY | LS23 6JQ

ROSMINIAN HOUSE, BRAMHAM ROAD, CLIFFORD, NEAR WETHERBY, WEST
YORKSHIRE, LS23 6JQ

Wetherby 4 miles, Leeds 12.8 miles, A1/M1 3.8 miles, Leeds Bradford Airport 16.4 miles

**An outstanding period home, Grade II listed, together with
former detached chapel having been the subject of a
comprehensive and sympathetic programme of restoration and
modernisation during the recent development of St Luke's School
by Barrett Homes.**

This unique former nunnery and its separate chapel boasts between them a wealth of original features including stone mullion and leaded windows and the magnificent mosaic tiling to the old chapel, together with dramatic vaulted ceiling. Rosminian House is arranged over three floors having two large reception rooms on the ground floor and a cleverly designed lower ground floor with stunning dining kitchen, utility room with pantry and teenage/guest bedroom with en-suite shower room.

On the first floor, the master bedroom also boasts its own en-suite shower room and two further bedrooms and luxury house bathroom.

The views from the front are almost due south across private walled gardens and countryside beyond, towards Bramham Windmill on the sky-line.

The grounds have been professionally landscaped and provide a choice of seating and recreational areas, especially within the rear courtyard. There is an impressive gated entrance off Bramham Road to the front of Rosminian House and a further vehicular access off Willow Lane to a private rear parking driveway and garage.

The accommodation extends to around 3000 sq ft and certainly warrants an early inspection to fully appreciate the fine balance between retained period features and modern creature comforts, including gas central heating and contemporary kitchen and bathroom fittings.

Clifford is a popular residential village including three public houses and places of worship, while Boston Spa is only a short distance away and offers more extensive facilities along the vibrant High Street with café bars and speciality boutiques.

The market town of Wetherby is some 4 miles away and the A1 is close to hand.





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CLIFFORD

Clifford is an attractive West Yorkshire village with its own Churches, public houses and bus services as well as being within easy commuting distance to Wetherby, Leeds, York and Harrogate. The A1 is within 1 1/2 miles giving immediate access to the A64, M62 and A1/M1 link road. There are further excellent facilities in the market town of Wetherby and the village of Boston Spa.

DIRECTIONS

From Wetherby travelling south along the A168 following the signs for Boston Spa. Entering the village take the first right turning down Clifford Moor Road towards Clifford. Proceed for approximately 1 mile into Clifford and at the T junction turn right again towards Bramham where Rosminian House will be found on the right hand side identified by a Renton & Parr for sale board.

THE PROPERTY

This unique former nunnery Grade II listed, together with its own former chapel provides a quite unusual and spacious combination of living and recreational space, very much in the heart of the village.

The accommodation over three floors to the main house benefits from gas fired central heating, as well as retaining original period features including stone mullion windows and in further detail comprises :-

GROUND FLOOR

Approached by a short flight of steps with wrought iron balustrading and open stone entrance canopy to:-

RECEPTION HALL

With panelled and leaded light entrance door having stained glass fan light above, hard wood effect flooring with ornamental inlay, radiator.

DRAWING ROOM

21' 5" x 19' 10" (6.53m x 6.05m) average. Having delightful country views to the front across walled gardens, through deep bay mullioned window and a further mullion window and ornamental window overlooking rear courtyard. Four radiators, T.V. point.

SITTING ROOM

22' 8" x 13' (6.91m x 3.96m)
Also with stone mullion windows to the front over open countryside to the south with the windmill at Bramham on the skyline. Two radiators, window overlooking rear courtyard, period style fireplace with cast iron interior and grate and coal effect gas fire.

LOWER GROUND FLOOR

HALL AREA

With radiator, understairs cupboard housing Ideal gas fired central heating boiler.

OPEN PLAN DINING KITCHEN

27' 4" x 19' 4" (8.33m x 5.89m) overall. With twin mullioned windows to the front and double glazed orangery style bay to the rear with vaulted ceiling and double glazed French doors to courtyard. Limestone effect tiling to floor and extensive range of quality kitchen fittings incorporating granite work surfaces and upstands with one and a half bowl underset sink unit, contemporary mixer tap and etched drainer, limestone effect splashbacks and range of Sheriton kitchen furniture with self closing doors, base cupboards and matching wall mounted cupboards with concealed downlighters, integrated appliances including AEG five ring gas hob with wok burner and granite upstands, contemporary stainless steel and glazed extractor canopy. Built in AEG

double electric oven, microwave and fridge freezer, dishwasher, island unit with granite work surface providing breakfast facilities, base cupboards and drawers, four radiators.

UTILITY ROOM

10' 4" x 6' (3.15m x 1.83m)
Granite work surface and stainless steel sink unit with mixer taps, side drainer, tiled splashback, limestone effect flooring, radiator. Door to :-

PANTRY

With mullion windows and fitted shelving.

TEENAGE/GUEST BEDROOM SUITE

Comprising :-

BEDROOM TWO

22' 7" x 11' 3" (6.88m x 3.43m) overall. With mullion window to front, two radiators, extensive range of fitted furniture including twin part mirror fronted wardrobes, dressing table and drawers with vanity mirrors, top cupboard, matching bedside chest of drawers, telephone point, recessed ceiling downlighters.

EN-SUITE SHOWER ROOM

Having walk-in shower enclosure with high pressure shower, Sottini hand wash basin and low flush w.c., tiled floor, ladder style heated towel rail, shaver socket and extractor fan.

FIRST FLOOR

LANDING

With two radiators.

MASTER BEDROOM

19' x 12' 2" (5.79m x 3.71m) average. With mullion feature windows to front, side and rear elevations, also incorporating a stone display niche and exposed beams to

vaulted ceiling. High quality range of fitted bedroom furniture including part mirror fronted wardrobes with side cupboards, drawers and vanity mirrors, further two door wardrobe with drawers to side and dressing table with vanity mirror, three radiators, loft access.

EN-SUITE SHOWER ROOM

Having vaulted ceiling and tiling to the full height of a large walk-in shower enclosure with adjustable shower, Sottini wash basin and low flush w.c., ladder style heated towel rail, double glazed velux window and shaver socket.

BEDROOM THREE

13' 2" x 11' 7" (4.01m x 3.53m)
Mullioned windows to side and front elevation the latter enjoying delightful aspect across the garden towards open countryside. Fitted wardrobes, dressing table, radiator and exposed beams, loft access.

BEDROOM FOUR

15' 9" x 8' (4.8m x 2.44m)
Twin mullioned windows to front, radiator, fitted wardrobes, dressing table and exposed beam.

FAMILY BATHROOM

13' 1" x 7' 2" (3.99m x 2.18m)
Having contemporary white suite comprising stand-a-lone oval bath with period style shower hand set, his & her vanity units with inset wash basin's, mixer taps, tiled splashbacks and large vanity mirror above with shaver socket and Sottini low level w.c., large walk-in shower enclosure with full height tiling and high pressure shower, radiator, tiled floor.

TO THE OUTSIDE



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FORMER CHAPEL

36' 6" x 14' 11" (11.13m x 4.55m)
Situated to the rear of the main accommodation, a most unusual addition to the property providing a wide range of options from recreational and pastime view point, ideally lending itself to use as a recreation suite/gymnasium or alternatively being perfect for those purchasers with crafts and arts interests.

With a full depth of 36ft on the ground floor, the old chapel features an amazing 25'9" vaulted ceiling with exposed beams, central mullion window with further arched windows to the rear and attractive tiled mosaic. Glazed French doors open into the courtyard with recessed downlighters to the rear of the old chapel and a boiler room housing an ideal condensing boiler. A side lobby with wrought iron spiral staircase gives access to a mezzanine level 15' x 9' with twin arched windows to the side and balustrade looking down into the main body of the building.

GARDENS

The property is approached from Bramham Road via a lynch gate with lockable ornamental wrought iron gate and central pathway with professionally landscaped lawned gardens on either side featuring flower borders and box hedging, a combination of private screening stone walls and close-boarded fencing. A private pathway to the side of Rosminian House with fence and gate leads to the rear courtyard style garden which enjoys an exceptional level of privacy with raised borders set amongst walls and sleepers, patio area and adjacent flight of steps leading down to the kitchen orangery feature and further privately owned lawned gardens bounded by a wrought iron railing.

A private road off Willow Lane gives access to a gated driveway and:-

DOUBLE GARAGE

19' 6" x 17' 6" (5.94m x 5.33m) overall.
With up and over door, electric light, power and water tap.

COUNCIL TAX

Band G (from internet enquiry).

GENERAL

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

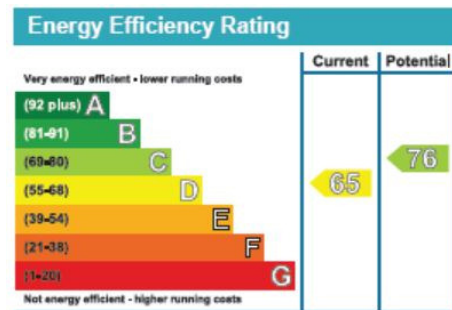
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

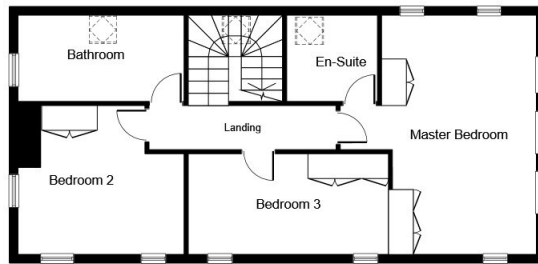
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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.

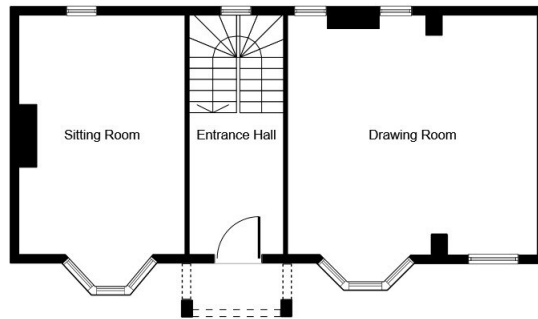
VIEWING

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





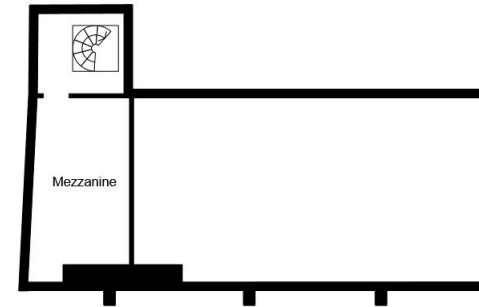
First Floor



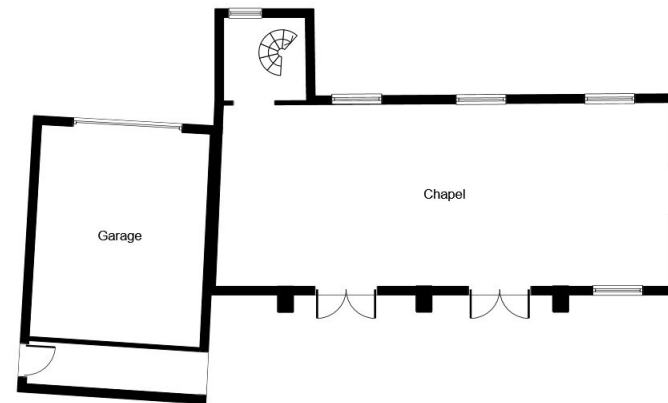
Ground Floor



Basement



Chapel - Mezzanine



Chapel - Ground Floor



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