



The Barn

Ingmanthorpe Hall Farm York Road, , Wetherby LS22 5QA

£700,000 | Freehold

maxwell hodgson

estate agents

This most attractive stone barn conversion is situated in an idyllic location, on the edge of the Ingmanthorpe Hall estate, occupying a large plot with lovely views over countryside beyond. The property has the benefit of gas central heating and double glazing and retains many features to include beamed ceilings, Suffolk latch internal doors and carved stone fireplaces.

Fitted and presented to a high standard throughout, the accommodation includes a dining hall, separate sitting room leading through to an orangery both with views over the garden and countryside. Fabulous breakfast kitchen with central island, utility and ground floor WC.

There are 3 bedrooms the first two of which have en-suite bath or shower rooms and fitted wardrobes. The gardens are a particular feature of the property offering unrivalled views and privacy. Double garage with electric up and over doors, ample driveway parking.

EPC Band D.

Dining Hall

Wide front entrance door double glazed with side double glazed panels. Wood floor. Return staircase off to first floor. 3 radiators. Red brick feature arched alcove. Double glazed window to rear. Glazed double doors opening to sitting room.

Breakfast Kitchen

Fitted with an excellent range of base and wall units finished in white with contrasting black granite work surfaces and up stands. Belfast sink with waste disposal unit. Central island. Integrated fridge and freezer, Neff integrated dishwasher, range style cooker

with extractor hood and arched stone feature above. 2 radiators, tiled floor, beamed ceiling, 2 windows side and 1 double glazed rear window with views to the front.

Utility Room

Fitted base units with roll edge work tops inset sink, integrated Bosch washing machine and Hotpoint tumble dryer. Cupboard housing Worcester Bosch gas central heating boiler. Stone tiled floor. Double glazed window with views to the front

Fitted Cloakroom /WC

Fitted with vanity wash hand basin, low flush WC, radiator, stone tiled floor. Large storage cupboard. Double glazed window to front.

Sitting Room

Attractive stone fireplace and hearth, Chesney wood burner. Beamed ceiling, double glazed windows front and side with views to the garden and countryside beyond. 2 Radiators. Open arch to :

Orangery

A lovely light room with double glazed windows to all sides. Polished tiled floor with underfloor heating double French doors opening to rear garden. Radiator. Inset down lights.

Landing

Obscure double glazed window, two wall light points. Radiator, varnished floor boards. Exposed beams.

Bedroom One

Two double glazed windows, Radiator. Exposed beams, fitted double wardrobe.





Ensuite Bathroom

Fitted with white suite comprising bath with Victorian style mixer taps and shower attachment, low flush WC, pedestal wash hand basin. Double glazed window, extractor fan. Exposed beams, ladder style heated towel rail. Tiled floor, part tiled walls.

Bedroom Two

Three double fitted wardrobes. Double glazed window to the front, radiator. Feature stain glass window, exposed beams. Two wall light points. Door giving access to stairs to courtyard.

Ensuite Shower Room

Fitted with white suite comprising, two wash hand basins set in vanity unit with cupboards and shelf space below, enclosed shower cubicle with direct shower over. Travertine tiled floor and part tiled walls. Radiator, Double glazed window. Two wall light points. Exposed beams.

Bedroom Three

Double glazed window, radiator. Exposed beams, two wall light points.

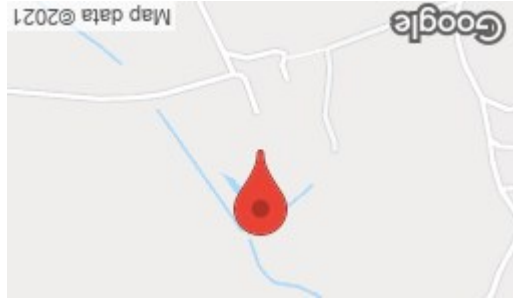
Double Garage

Two electronic single up and over doors, light. Electric. Base units with drawers and worktop, overhead storage space.

Outside

Accessed via wooden gate, stone driveway providing ample parking for cars giving access to double garage. Outside tap. Garden mostly laid to lawn with mature shrubs and trees. Step up to stone patio entertaining area. Outside lighting.



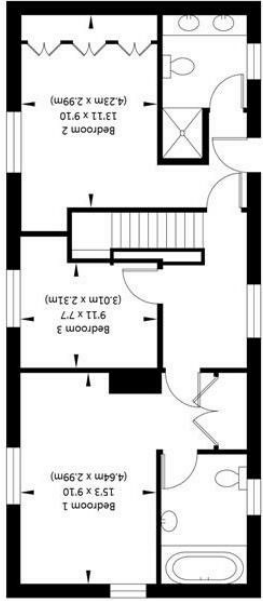


From the A1 roundabout continue straight ahead. Go straight on at the roundabout by Wetherby Racecourse. Take the second left where our For Sale board is off the main road. At the end of the lane turn right where it is signposted 'The Barn' and follow the road round to the left. The entrance to the property is then on the left hand side

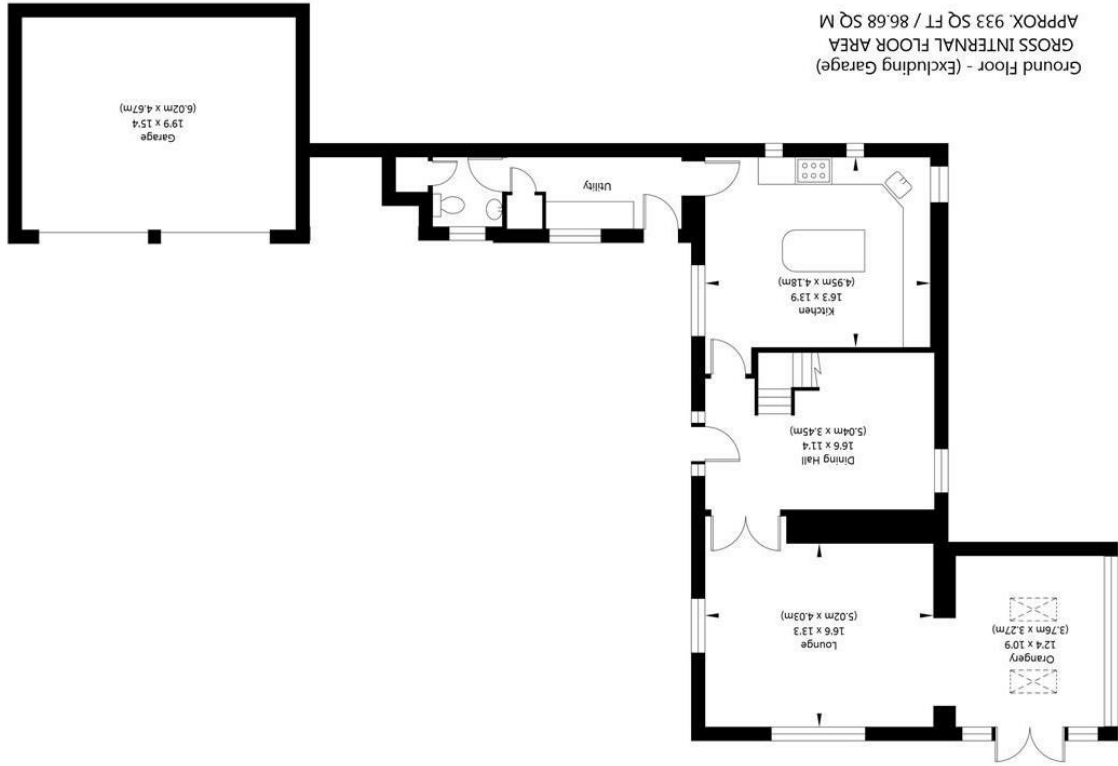
Directions



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 668 SQ FT / 62.1 SQ M



Ground Floor - (Excluding Garage)
GROSS INTERNAL FLOOR AREA
APPROX. 933 SQ FT / 86.68 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1601 SQ FT / 148.78 SQ M
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All Measurements and fixtures including doors and windows are approximate and should be independently verified.

