



**TENURE**

Tenure - The property is held on a 999-year lease from 1981 with an annual ground Rent of £5.00. We understand that the current service charge is £1140pa. Details on the service charges are available on request.

**COUNCIL TAX**

Band F (from internet enquiry)

**SERVICES**

We understand mains water, electricity, gas and drainage are connected.

**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.

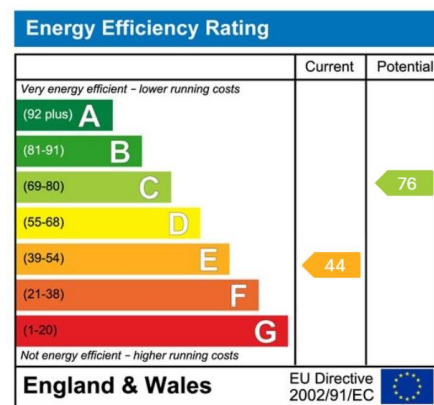
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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 October 2024



**MISREPRESENTATION ACT**

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

1. 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.
2. 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.
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**Wetherby ~ The Coach House, Sicklinghall Road, LS22 4AF**

A deceptively spacious and beautifully presented four / five-bedroom mews home, forming one of just five exclusive stone properties in a delightful courtyard mews development to the edge of Sicklinghall village, within a short driving distance of Wetherby.

- Generous living accommodation in excess of 2,300 sq ft
- A beautiful, refitted Shaker style kitchen with solid worktops
- Living room with wood burning stove leading into south facing orangery
- Master bedroom with fitted wardrobes and ensuite bathroom
- Four double bedrooms with option to create a fifth
- Exclusive courtyard development in scenic semi-rural location

**£650,000** PRICE REGION



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731

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All-round excellence, all round Wetherby since 1950

## Property Description

Originally converted in the 1970's, 'The Coach House' enjoys a fabulous semi-rural setting enjoying generous sized south facing rear garden and superb views across open countryside between Linton & Sicklinghall.

The deceptively spacious living accommodation extends to over 2,300 square feet arranged over 3 floors. With double glazed uPVC windows throughout, the property is flooded with natural light and enjoys elevated far reaching views from each floor. Modernised by the current owners with a fabulous new kitchen, utility and wc to the ground floor, bathroom suite to the second floor and decorated internally, the property comprises:-

To the ground floor:- Entrance hallway leads to a refitted sitting room with attractive herringbone LVT flooring and feature fireplace with stone hearth and wood burning stove. Glass double doors connect the space into a south facing Orangery which can be used as formal dining room. A stunning shaker style kitchen has been refitted with solid quartz worktops, Belfast sink with window aspect across the rear garden and range style double oven grill and hob.

Utility laundry room has been added with space and plumbing for washing machine and tumble dryer, along with refitted w.c and boot room area. Doorway leads to integral garage with light and power laid on.

To the first floor:- Bedroom one is a beautifully presented double bedroom with fitted wardrobes and large ensuite bathroom complete with his & hers sink units. A second double bedroom enjoys use of a 'Jack & Jill' shower room from the landing. The property extends through to an impressive family room with raised sun terrace and elevated views to the rear.

To the second floor:- There are two further generous sized double bedrooms along eaves storage. A refitted shower room has been added with modern white suite, attractive panelling to the walls and herringbone LVT flooring.

To the outside:- The property is approached from Sicklinghall Road via a private driveway leading to a Yorkshire stone courtyard area providing parking for two vehicles and access to garage. The rear of the property enjoys a south facing flagged patio area ideal for outdoor entertaining and 'al fresco' dining in the summer months. A spiral staircase connects the patio with the elevated sun terrace. The rear gardens are set to lawn with timber fencing to three sides.

