



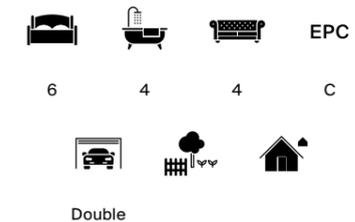
AUSBOURNE GRANGE

Linton Common, Linton, Wetherby



A STUNNING SIX BEDROOM STONE-BUILT FAMILY HOME

Complete with a one-bedroom annexe, perfect for multi-generational living. The south-facing gardens offer unspoiled open views, with a large paddock at the rear, ideal for those who appreciate outdoor space.



Distances: Wetherby 2 miles, Harrogate 9 miles, York 23 miles, A1(M) Junction 45 3 miles
(All distances are approximate)

Local Authority: Leeds City Council

Council Tax band: H

Tenure: Freehold



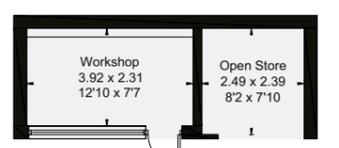
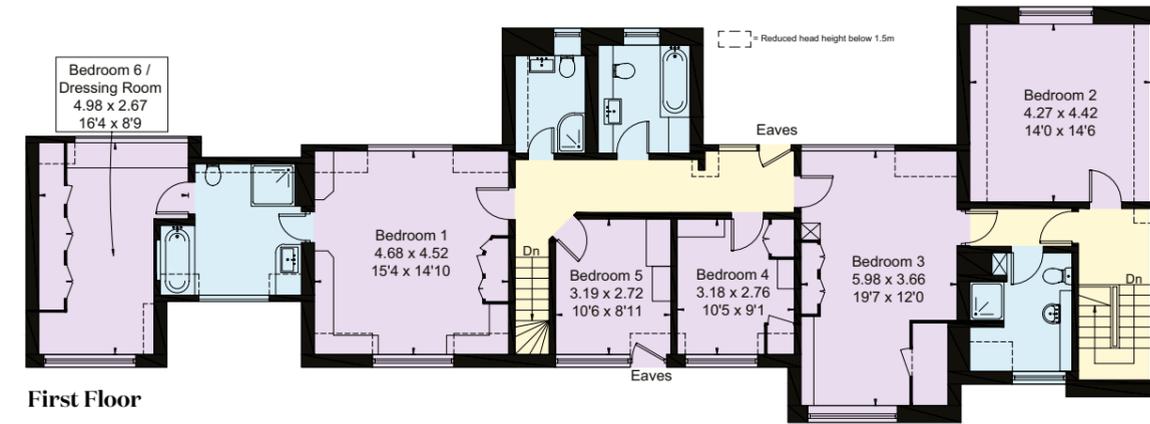
ACCOMMODATION SUMMARY

Upon entering, you're greeted by an impressive reception hall leading to the elegant drawing room with a dual aspect and feature fireplace. The ground floor continues to impress with a spacious dining room, a cosy living room overlooking the rear garden, and a study. The heart of the home, the kitchen/breakfast room, features a central island, quality appliances, and opens into a bright garden room, ideal for casual dining and socializing. A utility room and cloakroom add to the practicality of the property.

Upstairs, five generously sized bedrooms await, with the principal bedroom benefiting from a dressing room (or sixth bedroom) and an en suite. Two further family bathrooms ensure ample convenience.



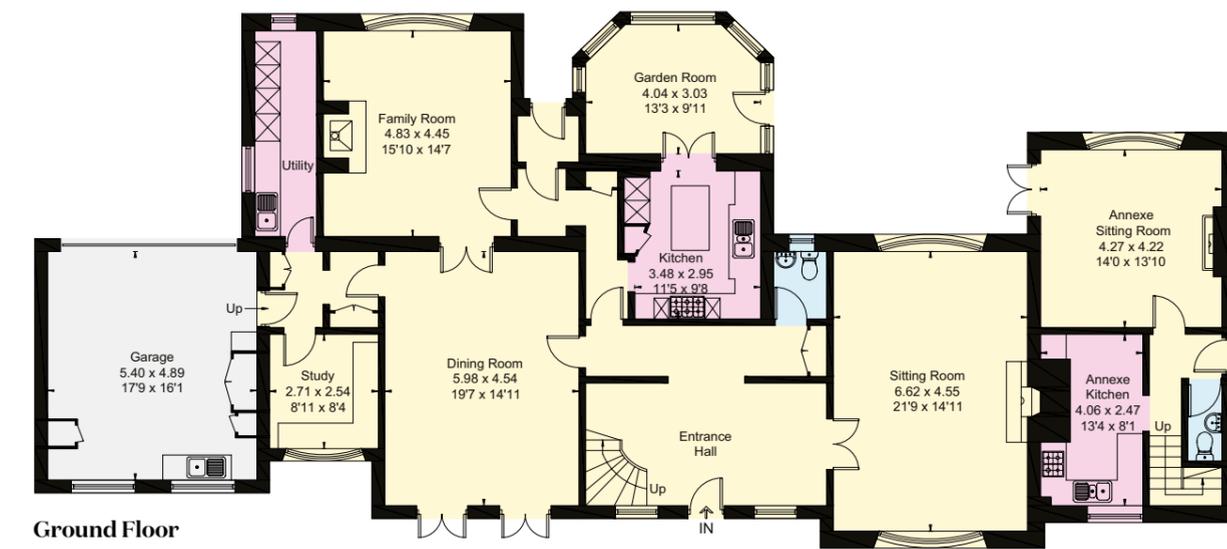




(Not Shown In Actual Location / Orientation)



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Approximate Gross Internal Area
 303.8 sq m / 3270 sq ft
 Annexe = 71.1 sq m / 765 sq ft
 Outbuildings = 16.9 sq m / 182 sq ft
 Total = 391.8 sq m / 4217 sq ft (Including Garage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

ANNEXE

Accessible from the first floor, the annexe offers independent living with a lounge, kitchen, bedroom, and bathroom, with separate external access.

EXTERNAL FEATURES

Set within beautifully maintained grounds, the property is accessed via a private lane with a gated entrance. The landscaped gardens and large stone-flagged terrace and patios to the rear provide the perfect setting for outdoor dining. The fully enclosed paddock to the rear offers potential for equestrian use or extra space for outdoor pursuits. A double garage provides ample parking and storage.

LOCATION

Situated in the very heart of one of Yorkshire's most sought-after villages, Linton, renowned for its strong community, vibrant social groups, and proximity to a nearby golf club, this property offers an exceptional location. Wetherby, just 2 miles away, provides a wide range of amenities, while excellent access to local schools ensures convenience for families. The property also benefits from outstanding transport links, with the A1(M) motorway just 3 miles away, offering easy access to Leeds, Harrogate, York, and Leeds/Bradford Airport.

PROPERTY INFORMATION

Services: Gas central heating, mains electricity, water, and drainage.

Viewing: By appointment only. Contact Knight Frank, Yorkshire Office, Melissa Lines.

Directions: Sat Nav: LS22 4JD



I would be delighted
to tell you more.

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