



TADCASTER, LS24 9DA

£1,500,000  
FREEHOLD

\*\*\*\*\* Country Retreat!\*\*\*\*\*

Greatwood Cottage is an substantial, unique home which offers total privacy, tranquillity and over an acre of grounds. This 6 Bedroom home offers over 6,000 sqft and is available to view by appointment only.

MONROE

SELLERS OF THE FINEST HOMES

- Truly unique residence
- Situated halfway between Leeds and York
- Over 6,000 Sqft of accommodation
- Approximately 1 Acre of private grounds
- Nestled in the Grimston woodland
- Bespoke high specification features throughout
- Potential to use specific areas commercially subject to relevant planning
- Triple garage block with home office above
- Large south facing garden
- 6 Double Bedrooms



Greatwood Cottage is a UNIQUE residence which enjoys complete tranquillity and privacy.

Located in close proximity to the desirable villages of Saxton, Stutton and Towton and also a short distance from the centre of Tadcaster. The grounds are accessed just off the A162 which gives quick and easy access to major road networks of the A64 and A1/M1 Link. The property is equidistant from both Leeds and York City Centres. A local train station just minutes away with connections to Leeds

As you approach Greatwood Cottage, via a private driveway through the Woodland, you will be immediately impressed by the peace, tranquillity and ABSOLUTE PRIVACY on offer.

The main house extends to 4,500 sqft internally and is packed with many bespoke fixtures and fittings that add to its individual character. There are traditional oak floors and doors throughout, which demonstrate the quality and care given to this property by the owners.

The main kitchen diner is both spacious and charming. It features a traditional four door AGA, bespoke free standing units including a large centre island, with granite work tops and stone flooring throughout. The kitchen affords access to a separate utility room.

The living room features exposed beams and a carved stone fire place with a log burner. Leading from this is the formal dining room and access to the upper ground floor via a hand crafted oak staircase. There is a large cellar and storage below the ground floor.

The show stopping triple aspect garden room features fully glazed walls, with two full runs of bi folding doors to bring the outdoors in, providing views of the gardens and woodland beyond. This superb space is a simply magnificent investment made by the current owners which works equally well as a tranquil space for relaxation and a dynamic entertainment area.

Briefly, the main house contains a total of 6 double bedrooms, with 4 benefitting from ensuite bathrooms. The primary bedroom suite is accessed via a secret wardrobe and comes with an ensuite featuring twin basins as well as gorgeous garden views.

All bedrooms feature fitted wardrobes with bespoke oak doors.

The 6th double ensuite bedroom, currently used a guest suite is in the entertainment wing of the house and offers a sun deck terrace accommodating an outdoor fitted shower, 8 person hot tub, space for sun loungers and views over the garden and woodland. From a galleried landing, the guest suite overlooks a large multi-functional room which presently features a second kitchen, dining and lounge area.

The exceptional main house bathroom features Travertine tiled walls and floors supplied by Lapidica of Harrogate and a huge jacuzzi bath tub with twin seats. There is also a further WC on the ground floor.

There are over 1,750 sqft of floor space on offer in the outbuildings alone; the most significant being a treble garage with extensive space above, which forms the ideal home

office, large enough to comfortably accommodate several people simultaneously. This superb space could easily be converted into a self-contained annex, subject to any necessary consents. There is ample parking for circa 12 vehicles on an extensive forecourt and in addition, there is a further double garage, a garden/gym room and several stores, which are all useful spaces within the grounds.

Landscaped gardens include a large paved south-facing patio area and an additional sunset patio. Lawns and mature borders enveloped by trees provide a habitat rich in wildlife.

We highly recommend watching the marketing video for Greatwood Cottage, which provides a sense of the wonderful opportunity afforded by this property.

This is a MUST VIEW, which will take your breath away!

Viewings are available by appointment only.

#### ENVIRONS

The property is ideally placed for commuting to principal Yorkshire commercial centres being virtually equidistant from Leeds, Harrogate and York. The market towns of Tadcaster and Wetherby together with Boston Spa village are all nearby offering an excellent selection of restaurants, shops and recreational facilities and is within the catchment area for Tadcaster Grammar School. There is also ready access onto the A64 and A1(M) for those wishing to travel further afield including York Train Station and Leeds Bradford International Airport.

#### REASONS TO BUY

- Large detached home with a series of outbuildings
- Great connectivity
- Gorgeous setting
- Superb amenities close by
- 6 double bedrooms
- Five bathrooms
- 2 bed annex
- Fantastic grounds

#### SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

#### LOCAL AUTHORITY

North Yorkshire Council

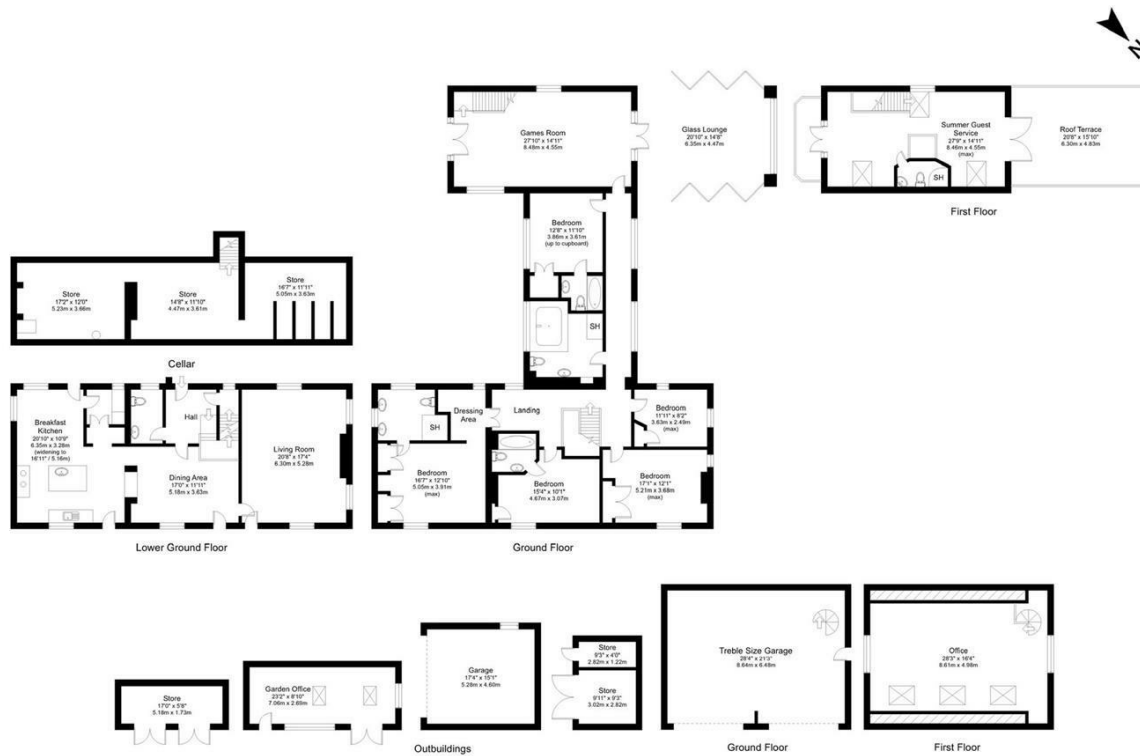
#### TENURE

We are advised that the property is freehold, chain-free, and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.





Gross internal floor area of main house including cellar (approx.): 416.2 sq m (4,480 sq ft)  
 Gross internal floor area of all outbuildings (approx.): 162.7 sq m (1,751 sq ft)  
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>70</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Boston Spa Sales  
 181a, High Street Boston Spa  
 Wetherby  
 LS23 6AA

01937 534755  
 bostonspa@monroeestateagents.com  
 www.monroeestateagents.com

**MONROE**

SELLERS OF THE FINEST HOMES