



WESTWAYS CARR LANE

LEEDS, LS14 3HD

£1,350,000
FREEHOLD

Wonderful family home in the heart of Thorner offering versatile accommodation, and equestrian facilities with 5 acres and beautiful green belt views. To book your viewing call Monoe on 01937 534755.

MONROE

SELLERS OF THE FINEST HOMES

WESTWAYS CARR LANE

- Chain Free
- Peaceful village location
- Beautifully presented contemporary accommodation
- South-facing garden
- 5 acres of paddocks and equestrian facilities
- 4/5 Double bedrooms
- Large gated driveway
- Versatile accommodation
- Large double garage with gym above



Westways is a versatile family home with land and impressive equestrian facilities in an idyllic location. This immaculate property, just off Carr Lane in Thorner, has far-reaching country views, yet is only a few minutes walk from the village.

This stunning property is nestled behind private gates which grants access to a substantial driveway providing an impressive entrance to the home.

Entering from the beautifully landscaped courtyard garden, the open-plan kitchen diner has a real wow factor with the double-height ceiling providing a wonderful sense of space and light. The bespoke kitchen boasts an AGA, integrated appliances, an inset Belfast sink, quartz worktops, and a large island. The kitchen grants access to a pantry, WC, and spacious boot room. The living room also benefits from a double-height ceiling, has a log burning stove and a special feature is the two sets of bi-folding doors which open out onto both the courtyard and south-facing garden – perfect for indoor/outdoor entertaining. There is also a study, house bathroom, laundry room, and two double bedrooms on the ground floor – one of which is currently being used as a cinema room.

Upstairs boasts the principal suite with a stylish en-suite shower room, dressing room and wonderful greenbelt views. A spacious landing leads to the second double bedroom on this floor which also has a contemporary

en-suite.

Externally, there is a large south-facing rear garden with far-reaching private views and beautifully landscaped courtyard. The large double garage has a useful space above accessed via an external staircase which is currently being used as a gym but could alternatively be used as a home office, hobby room or even converted into an annex.

As well as being a perfect family home, this is also a ready-made equestrian property. The enclosed stable yard boasts John Goodrick Stables with automatic waterers and a feed room. The five post, rail and hedged paddocks have additional mains-fed electric fencing, and there is a super 20x40 flood-lit menage. The local area offers plenty of off-road hacking, including bridlepaths that skirt Bramham Park.

Viewing is essential to truly appreciate all the fantastic features this home has to offer... to arrange your viewing and avoid disappointment, call Monroe.

ENVIRONS

Conveniently located close to Wetherby, Leeds, and York, with the A58 at one end of the village and the A64 at the other, Thorner offers fantastic connectivity combined with an idyllic rural setting. This home is nestled in the heart of the village on Carr Lane and is

just a very short walk to many local amenities located on Main Street. Equally, this semi-rural spot is just a short drive from the popular market town of Wetherby and the village of Boston Spa.

REASONS TO BUY

- Chain Free
- Peaceful village location
- Beautifully presented contemporary accommodation
- South-facing garden
- 5 acres of paddocks and equestrian facilities
- 4 double bedrooms, with additional study/bedroom
- Large, gated driveway
- Versatile accommodation
- Large double garage with gym above

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

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

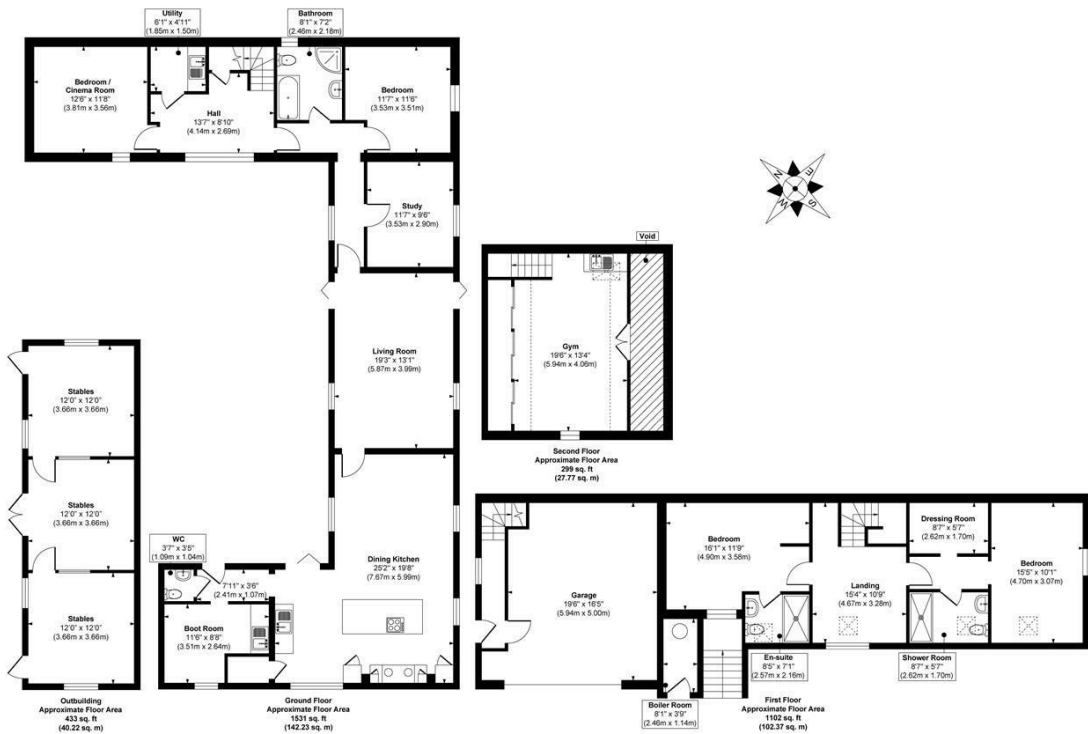
upon legal completion.

VIEWING ARRANGEMENTS

Viewings are available by appointment only - to arrange your viewing call Monroe.

WESTWAYS CARR LANE





Approx. Gross Internal Floor Area 3365 sq. ft / 312.59 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Copyright © Zenith Creations.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 93 |
| (81-91) B | | 77 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 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