



251 HIGH STREET
WETHERBY, LS23 6AL

£1,200,000
FREEHOLD

This wonderful home in Boston Spa offers the most magnificent garden, six bedrooms, six reception rooms and is situated in the heart of Boston Spa! Viewings are available by appointment only.

M O N R O E

SELLERS OF THE FINEST HOMES

251 HIGH STREET

- Prestigious home in the heart of Boston Spa
- Character property dating back to 1780
- Show stopping landscaped gardens
- Six bedrooms, six reception rooms
- 3282 sq ft
- Superb Vale Garden Houses conservatory
- Underfloor heating to kitchen/conservatory
- Private and secluded location
- Ample off street parking within the grounds
- Walking distance to shops and amenities



A RARE HIDDEN GEM IN THE HEART OF BOSTON SPA

Nestled in the heart of Boston Spa, yet tucked away offering seclusion and privacy, The Walled House is one of the most prestigious properties in the village.

Offering in excess of 3,200 Sqft and set in wonderful gardens, this period property is truly outstanding.

The main part of the house is believed to have been built in circa 1780. The house offers a plethora of character features such as plaster coving, brass period lighting and switches and has been sympathetically restored and improved to accommodate modern family living.

Originally a main house and cottage, the current owners have joined the two properties together by the creative construction of a Vale Garden Houses conservatory, which forms a stunning kitchen living dining room, perfect for family living and entertaining. The kitchen comprises painted hand made wooden units and is enhanced with pegmatite granite worktops, a Falcon range with gas hob, built in dishwasher / fridge freezer and under floor heating throughout. French doors lead out onto the garden making it perfect for indoor/outdoor entertaining.

The entire property offers six reception rooms and six bedrooms, each with their unique style and character,

affording the opportunity for comfortable conventional family living or indeed independent living for older children or extended family.

The living and snug rooms both feature recently fitted Chesney log burning stoves, the living room having a hand carved Robert Aagaard fire surround. These rooms together with the stunning dining room are further enhanced with period lighting and beautiful parquet flooring throughout.

Two further reception rooms offer fabulous and spacious living accommodation; one includes a 2.5 metre wide X 1.35 metre high cinema screen with surround sound, ideal for streaming live sporting action and watching films, TV programmes and DVDs. The projector and screen are conveniently stored in the ceiling out of sight when not in use and are operated via tablet or phone.

To the first floors the property accommodates a total of six bedrooms and three bathrooms as well as a guest toilet / cloakroom on the half landing. Boasting original character features and polished oak floors, the principle bedroom is a truly relaxing sanctuary. This room is further enhanced by a working fireplace, an ensuite bathroom and even an elopement window!

The property affords five further bedrooms including a superbly appointed 'Summer' bedroom with four

windows, affording views directly over the gardens.

The lofts in the property have recently been insulated and the main loft is fully floored providing ample storage space. Further storage room is available in the cellar under the main house.

Externally, the gardens are simply showstopping! Landscaped and carefully planned by the current owners, they are ablaze with colour from well-stocked flowerbeds and borders, perennial shrubs and a plethora of trees. It offers numerous seating areas, carefully placed to take full advantage of the sunshine throughout the day. The garden also features outdoor lighting of key trees and paths, which is a delight in the darker months.

The outside space is further enhanced by a Amdega summerhouse, perfect for relaxing and unwinding whilst looking over the beautifully manicured gardens.

Two garden sheds offer storage for garden equipment.

The property offers ample off road parking for numerous vehicles (a real rarity in Boston Spa).

To more information and to arrange your viewing of this stunning and unique home please call Monroe.

REASONS TO BUY

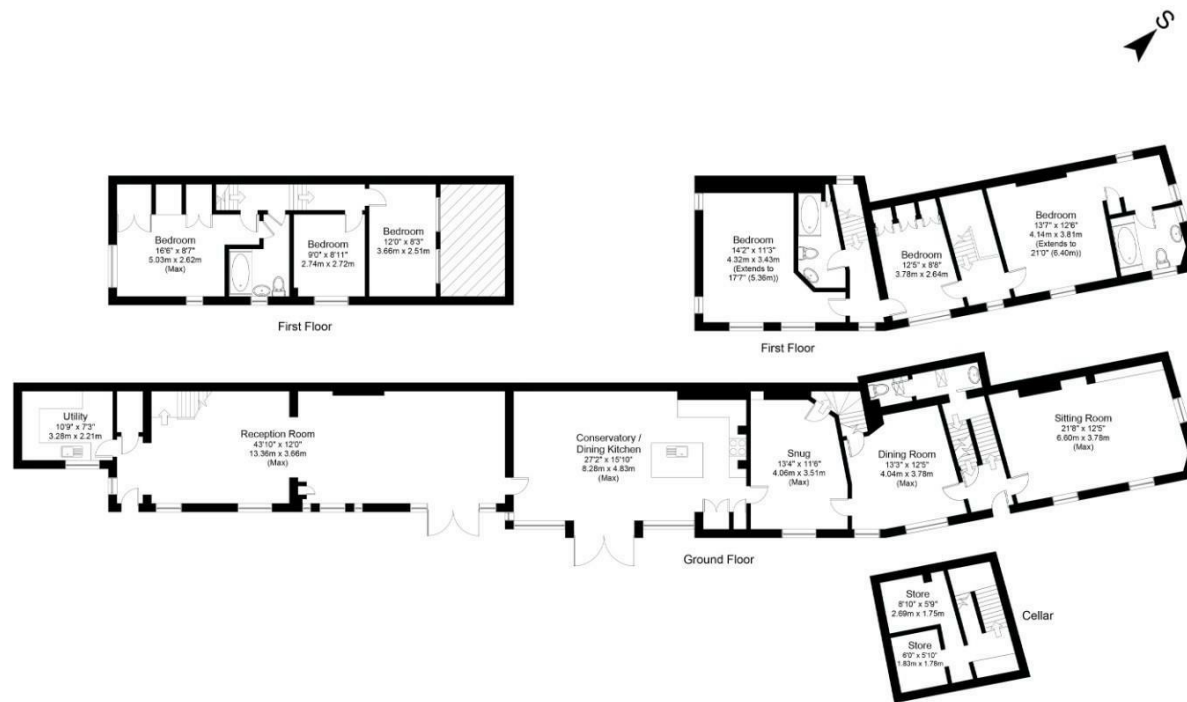
- Excellent school catchment location
- Gorgeous, well-stocked garden
- Beautifully presented throughout
- Highly sought-after location
- Superb amenities close by
- 6 bedrooms in total
- 6 reception rooms
- Ample off-street parking

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

251 HIGH STREET





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Gross internal floor area including cellar (approx.): 304.9 sq m (3,282 sq ft)
For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.

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