



HELMSLEY FARM BARN CLIFFORD MOOR ROAD
BOSTON SPA, LS23 6NY

£1,599,999
FREEHOLD

Fabulous barn conversion with five bedrooms, open plan kitchen-dining-living room, formal lounge, and cinema room in the sought-after village of Boston Spa. To book your viewing call Monroe!

MONROE

SELLERS OF THE FINEST HOMES

HELMSLEY FARM BARN CLIFFORD

- Unique barn conversion
- Immaculately presented throughout
- Five double bedrooms
- Four en-suites and house bathroom
- Abundance of reception space
- Beautifully landscaped garden
- Highly sought-after location
- Superb amenities close by
- Wonderful greenbelt views



Monroe is proud to introduce you to Helmsley Farm Barn...boasting over 4000 sqft of living space, beautifully landscaped gardens, and wonderful greenbelt views in the popular village of Boston Spa...this property is not to be missed!

This unique, architect-designed barn conversion was developed and extended in 2021 to the highest of standards by the current owners. This is the perfect family home with abundant reception space, five spacious bedrooms, landscaped gardens, beautiful views, and even a cinema room!

You are immediately impressed by the double-height entrance into the hallway that has a polished concrete floor, bespoke oak staircase leading to a galleried landing, and a curved wall providing access to the rest of the accommodation. The real show-stopper has to be the spacious kitchen-dining-living space that boasts integrated Neff appliances, Corian worktops, Quooker tap, and two sets of large sliding doors onto the terrace and garden beyond. There is a separate formal living room with a feature fireplace and doors to the terrace, cinema room, utility, and W/C.

The stunning galleried landing leads to five double bedrooms, four en-suites, and a fabulous house bathroom that has a free-standing bath and walk-in shower. The principal suite features a huge bespoke window with views over the countryside, fitted

wardrobes, and an en-suite shower room.

Externally, there is a terrace and several seating areas perfect for alfresco entertaining, a beautifully landscaped garden, and a double garage.

ENVIRONS

Boston Spa prides itself on its excellent range of local amenities, such as independent eateries, coffee shops, beauty salons, and trendy bars. For the commuter, there is excellent connectivity to York, Wetherby, and Leeds, as well as easy access to the national motorway network.. For those who enjoy spending time closer to home, you can enjoy an endless variety of scenic walks and local activities.

REASONS TO BUY

- Unique barn conversion
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- Four en-suites and house bathroom
- Abundance of reception space
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SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

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

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

HELMSLEY FARM BARN CLIFFORD





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ADDITIONAL INFORMATION

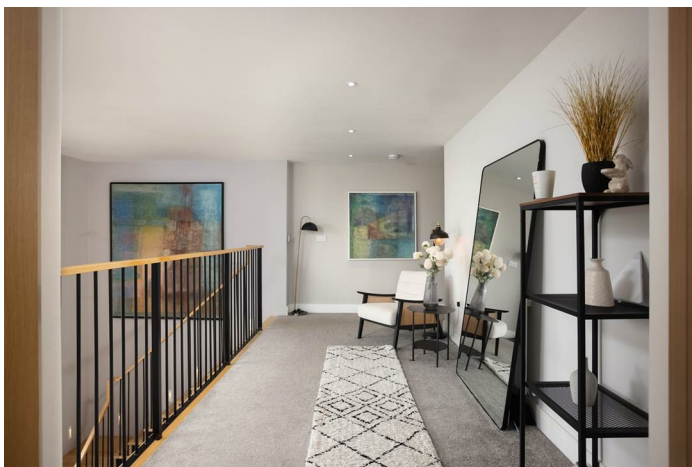
Local Authority – Leeds City Council

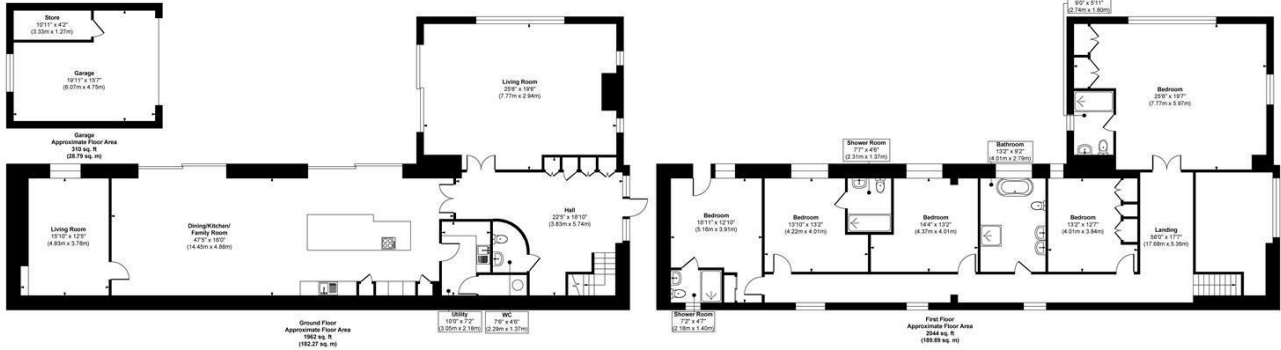
Council Tax – Band H

Viewings – By Appointment Only

Floor Area – 4316.00 sq ft

Tenure – Freehold





Approx. Gross Internal Floor Area 4006 sq. ft / 372.16 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(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

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