



## 4 BUTTS GARTH FARM LITTLEMOOR LANE

LEEDS, LS14 3DH

£1,195,000  
FREEHOLD

Welcome to your new family home in the friendly village of Thorner! This lovely place is all set for you to move in and start making wonderful memories. Come check it out, and you'll fall in love!

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## 4 BUTTS GARTH FARM

- Stunning Family Home • Six Bedrooms • Four Bathrooms • Superb Countryside Views • Four Reception Rooms • Orangery with Access To South Facing Garden • Open Plan Kitchen Diner • Double Garage & Driveway • Beautifully Landscaped Spacious Garden • Thorner Village



Moorfield Grange, at 4 Butts Garth on Littlemoor Lane, is an extraordinary family home in Thorner, designed for cherished moments and ample living space. Just a short walk from the park, church, and Thorner Primary School, it invites a lifestyle of convenience and connection. With breathtaking views of the countryside and a spacious 3,979 square feet, it truly embodies the essence of family living.

As you step into the spacious entrance hallway, you feel a sense of possibility that leads you to the formal sitting room, featuring a modern fireplace that invites warmth and togetherness. This remarkable family home encompasses a separate dining room, a study to inspire creativity, a generous breakfast kitchen for shared moments, a bright conservatory for reflection, a utility room for practicality, and convenient access to the double garage, all enhancing the joys of everyday living.

One standout feature is the open-plan kitchen and diner with fitted appliances, seamlessly flowing into a stunning orangery that opens to a bright, sun-kissed garden that inspires joy and warmth.

This property features an impressive four bedrooms on the first floor, two of which include modern en suites. Two bedrooms are equipped with fitted wardrobes, and there is a stylish house bathroom that enhances the overall appeal. All rooms are spacious and filled with natural light, creating an inviting and comfortable

atmosphere.

On the second floor, this spacious and modern home features a large bedroom and study with fitted wardrobes, along with a separate toilet. Accessed via a separate staircase from the kitchen, the upstairs annexe includes a spacious bedroom with a modern shower room and fitted storage, making it an ideal living space for a family member.

The property features a spacious driveway capable of accommodating multiple cars, with access to a double garage. The front garden is beautifully landscaped and filled with shrubs. At the back, you'll find a stunning landscaped garden that includes a large patio and offers breathtaking views of the countryside. This garden is south facing, ensuring plenty of sunlight throughout the day.

This home is entirely move-in ready and features bright, spacious living areas.

### ENVIRONS

Thorner is conveniently situated near Wetherby, Leeds, and York, with easy access to the A58, A1, and the East Leeds Orbital Road. It provides excellent connectivity while being set in a rural and picturesque environment. This home is located in the heart of the village, just a short walk from various local amenities. Additionally,



this semi-rural area is a short drive from the popular market town of Wetherby and the village of Boston Spa, both of which offer a wide range of fantastic bars and restaurants.

Strictly through the selling agent - Monroe Estate Agents.

#### REASONS TO BUY

- Detached Family Home
- Peaceful Village Location
- Superb Amenities Nearby
- Six Bedrooms
- Private Garden & Views
- Driveway & Double Garage

#### SERVICES

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

#### LOCAL AUTHORITY

Leeds City Council

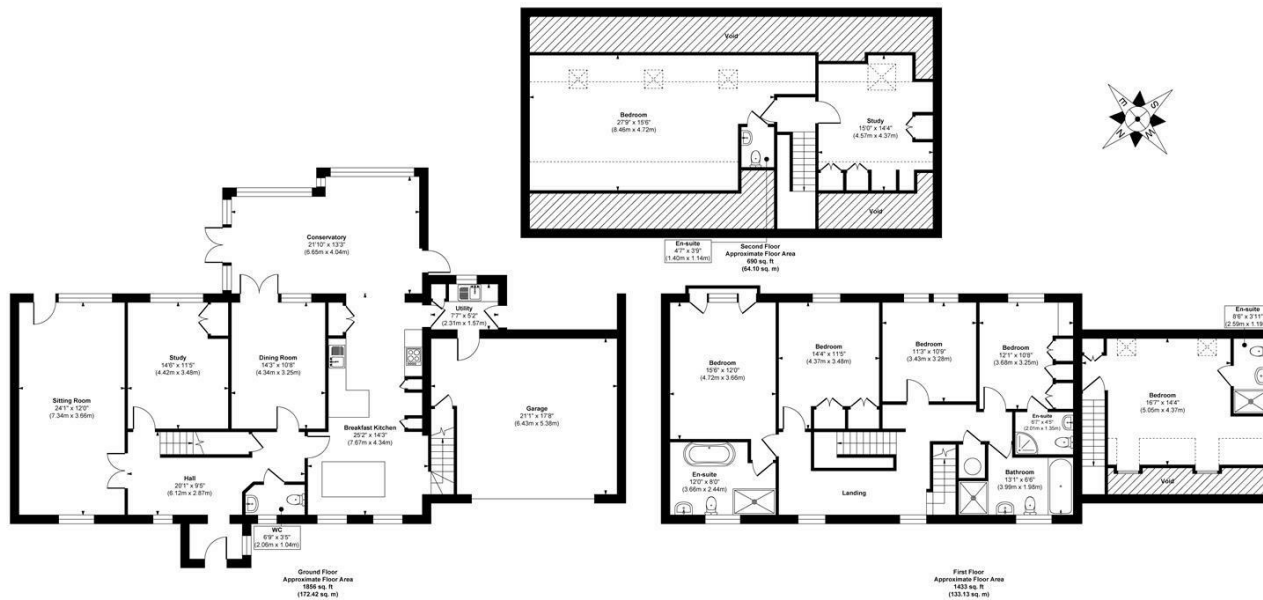
#### TENURE

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

#### VIEWING ARRANGEMENTS

## 4 BUTTS GARTH FARM





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>		
(55-68) <b>D</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

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