



251 HIGH STREET
WETHERBY, LS23 6AL

£1,100,000
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.

MONROE

SELLERS OF THE FINEST HOMES

251 HIGH STREET

A RARE HIDDEN GEM IN THE HEART OF BOSTON SPA

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

Nestled in the heart of Boston Spa, yet tucked away behind a gated entrance, the Walled House offers seclusion and privacy, and is a truly exceptional detached character home.

Offering more than 3,200 Sqft and set in wonderful gardens, this beautifully presented period property seamlessly blends period charm with modern convenience, creating a warm and inviting space to live in.

The property offers six flexible reception rooms and six bedrooms, each with their unique style and character, with every room enjoying views over the beautiful garden. The home offers the opportunity for comfortable conventional family living or indeed independent living for older children, or extended family and guests.

The house offers a delight of character features such as plaster coving, brass period lighting and switches, parquet floors, and has been sympathetically restored and improved to accommodate modern family living.

Originally a main house built circa 1780 and cottage built in the late 1800's, the current owners have joined the two properties together by the creative construction of a gorgeous Vale Garden Houses Conservatory which forms the hub of this home, providing a stunning kitchen living dining area, perfect for family living and entertaining.

The bespoke kitchen is designed for both cooking and socialising, featuring a large island unit with beautiful pegmatite granite worktops, hand painted handmade wooden units, 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 conservatory space flows effortlessly into the spacious dining and entertainment room, an ideal area for family fun and entertaining. This room features a Robert Aagaard period fireplace with gas fire, and easily

accommodates a large 12-seater dining table for family occasions and entertaining, with ample further space for sofas or a pool table, or even as presently the case, a baby grand piano! French doors open directly onto the garden-allowing for effortless indoor/outdoor entertaining.

The sitting room and the cosy snug both feature fireplaces with Chesney log burning stoves and beautiful period fire surrounds - the perfect places to relax. These rooms together with the stunning hall/study are further enhanced with period lighting and beautiful parquet flooring throughout. Nearby a guest toilet / cloakroom sits on the half landing.

A further reception room offers the flexibility for family living, including immediate use as a gym, a playroom, or a home office, with storage potential. The ultra-high speed internet access making remote working effortless.

A good-sized utility room offers practical cupboard storage space, fridge, freezer and washing machine and drying area, tucked discreetly away from the main living space. An adjacent storage area would easily accommodate a downstairs WC if desired.

To the first floors the property offers 3 generous double bedrooms with en-suite, and 3 additional well-sized bedrooms offering flexibility for children, guests, or additional workspaces. Bedroom 1 is a superbly appointed bedroom with four windows, affording views directly over the gardens. Bedroom 2 is an ideal nursery or, with its suite of fitted wardrobes, a dressing room. Bedroom 3 is a truly relaxing sanctuary, boasting original character features and polished oak floors, a working fireplace, an ensuite bathroom and even an elopement window! Bedroom 4 enjoys windows over two garden aspects and includes a suite of fitted wardrobes and cupboards. Bedrooms 5 & 6 (currently used as home offices) offer the flexibility of being easily combined to create a double bedroom with en-suite, if desired.

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

Externally, the gardens are simply gorgeous! The landscaped garden has been thoughtfully terraced, creating private lawn and seating areas carefully placed to take full advantage of the sunshine throughout the day. Framed by mature shrubs and trees for a secluded and tranquil



setting, the gardens are ablaze with colour from well-stocked flowerbeds and borders. The patio and garden areas are ideal for barbeques, family gatherings and outdoor entertaining. 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 an 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).

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

Key Features

- A truly elegant period home in the heart of Boston Spa
- Generous sized plot with gated entrance
- Six bedrooms, six reception rooms offering flexible family living
- 3282 sqft
- Superb Vale Garden Houses Conservatory & bespoke quality kitchen
- All rooms enjoy window views directly over the gorgeous garden
- Private and secluded location
- Beautiful landscaped garden
- Ample off-street parking within the grounds
- Walking distance to shops and amenities
- Scope to extend and modify (STPP) to meet purchaser requirements

ENVIRONS

Boston Spa takes pride in its excellent range of local amenities, including independent eateries, coffee shops, beauty salons, and trendy bars. For commuters, there's excellent connectivity to York, Wetherby, and Leeds. For those who prefer staying closer to home, there are plenty of scenic walks and local activities to enjoy.

SERVICES

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

and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

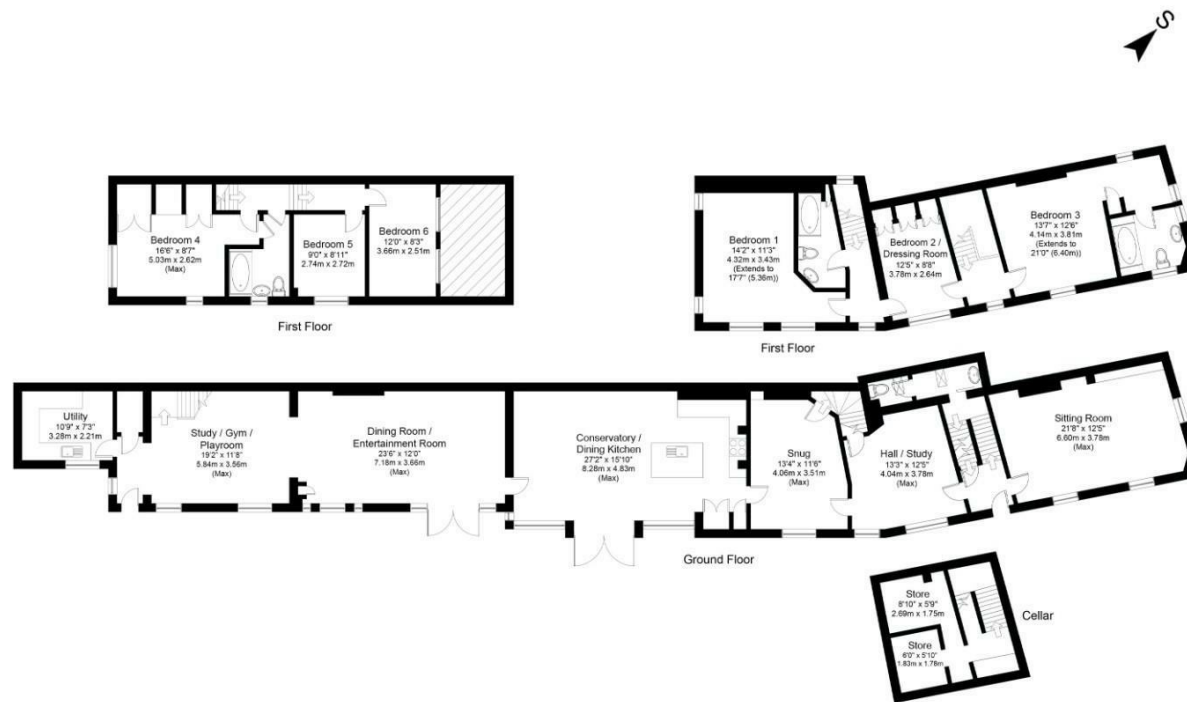
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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)
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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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