



GREYSTONES KNARESBOROUGH ROAD
WETHERBY, LS22 4ET

£399,999
FREEHOLD

Are you looking for a 3 bedroom home which perfectly blends character comforts and contemporary living?

MONROE

SELLERS OF THE FINEST HOMES

GREYSTONES KNARESBOROUGH

- Tranquil Setting
- Opportunity To Purchase Further Land To The Rear
- Character Features and Log Burner
- Quartz Worktops
- Off Street Parking
- Home Office and Gym
- Matured Gardens



Nestled in the tranquil and highly sought-after village of Little Ribston, this charming three-bedroom cottage which has been thoughtfully refurbished to blend classic character with stylish, contemporary living. Ideal for families, professionals, or those looking to downsize. This home offers a warm, welcoming atmosphere in a picturesque setting.

This property opens into a bright and spacious entrance hall, fitted with a bespoke shoe bench that adds both practicality and charm.

At the heart of the home is a beautifully appointed kitchen-diner, where polished quartz worktops and high-spec integrated appliances offer a refined cooking experience. The fitted dining area is perfect for family meals or entertaining guests, flowing effortlessly into the living room. This cosy and characterful space features a striking fireplace with a log burner, creating a perfect focal point, along with a built-in window seat—an ideal nook for relaxing with a good book. The practical utility room provides a discreet space for household tasks, keeping the main living areas uncluttered and serene.

Upstairs, this home continues to impress. The principal and second bedrooms are both spacious doubles, filled with natural light and finished in calming tones. A third bedroom offers versatility, easily functioning as a nursery, guest room, or home office. The stunning

family bathroom evokes a boutique feel, complete with a freestanding claw-foot bath, walk-in shower, elegant brass fixtures, and beautifully finished wall panelling.

Externally, the property boasts mature and well-maintained gardens that offer both privacy and a peaceful retreat. A patio area to the rear provides a charming spot for al fresco dining or morning coffee, surrounded by leafy borders and established hedging. The property also benefits from a private driveway and a detached garage, currently being used as a gym and office space—ideal for modern living.

This is a rare opportunity to acquire a home that perfectly combines historic charm with modern comfort, in a highly desirable village location.

For more information or to book your viewing, please contact Monroe.

REASONS TO BUY

- Stunning Character Property
- Village Location
- Beautifully Renovated
- Contemporary Kitchen with Quartz Worktops
- Off Street Parking
- Home office and Gym
- Private Gardens

ENVIRONS

Little Ribston is a charming and peaceful North Yorkshire village that offers a delightful blend of countryside tranquillity and local convenience. Nestled in a picturesque rural setting, the village enjoys easy access to nearby market towns such as Wetherby and Knaresborough, where a wide selection of shops, cafés, pubs, and restaurants can be found.

The village itself offers a warm, close-knit community and boasts a number of appealing local features. Residents can enjoy peaceful walks through scenic countryside, while nearby amenities include traditional country pubs, golf courses, and sports clubs. Local attractions, such as Ribston Park and the beautiful Nidd Gorge, are just a short distance away, offering opportunities for leisure and outdoor recreation.

Despite its serene location, Little Ribston benefits from excellent connectivity, with nearby routes such as the A1(M) providing swift links to Leeds, Harrogate, and York—ideal for commuters or those who enjoy exploring the surrounding region.

LOCAL AUTHORITY

North Yorkshire Council

TENURE

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

SERVICES

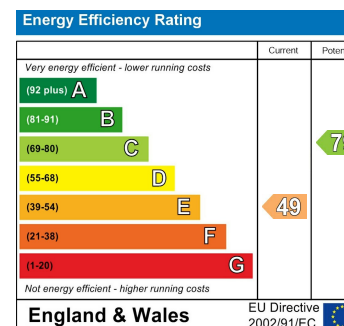
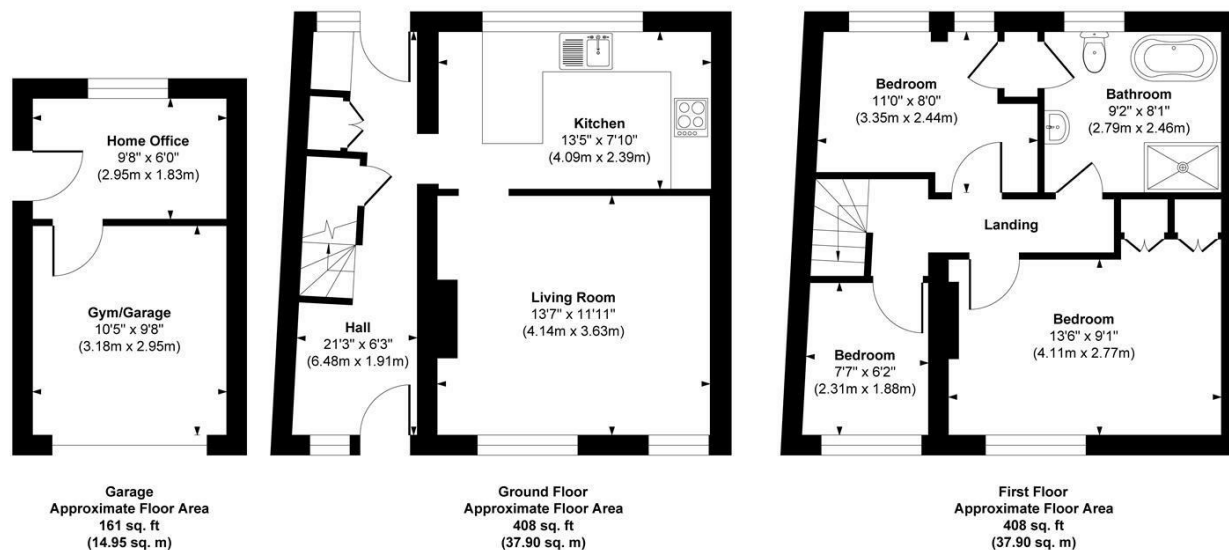
We are advised that the property has mains water, electricity, drainage and LPG Supply

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

GREYSTONES KNARESBOROUGH





Approx. Gross Internal Floor Area 977 sq. ft / 90.75 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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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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