



11 SHAMROCK HOUSE HIGH STREET WETHERBY, LS23 6JF

£350,000
FREEHOLD

Shamrock House offers a rare opportunity to acquire a beautifully preserved period property with a wealth of original features and modern comforts throughout.

MONROE

SELLERS OF THE FINEST HOMES

11 SHAMROCK HOUSE HIGH

- Grade II listed home with original features
- Living room with original wood floors and feature fireplace
- Stylish dining kitchen with period details and modern fittings
- Two spacious double bedrooms with original fireplaces
- Private yard area
- Off-street parking and garage with power
- Village location



Monroe is delighted to present this charming Grade II listed home nestled in the heart of the picturesque village of Clifford.

Step inside to a warm and inviting living room that showcases original wood flooring and a striking feature fireplace, blending traditional character with timeless style. The converted cellar offers a fantastic additional reception space, currently used as a cosy TV room, ideal for relaxed evenings or family movie nights.

The heart of the home is the stunning dining kitchen, which thoughtfully combines period charm with modern convenience, featuring original stone flooring, built-in appliances, and a blend of traditional detailing and contemporary fittings. A guest WC and a dedicated utility space add to the practicality of this unique home.

Upstairs, you'll find two generous double bedrooms, both retaining original fireplaces and flooded with natural light through large sash windows. The main bedroom is particularly impressive — spacious, bright, and airy, making it a true sanctuary.

Outside, the property enjoys a private yard, perfect for al fresco dining or quiet mornings with a coffee. A private parking space and garage with power provide highly sought-after convenience and storage.

ENVIRONS

Clifford is a quintessential West Yorkshire village, known for its historic architecture, friendly community, and scenic surroundings. The village itself boasts a number of amenities including a popular primary school, local pub, and community facilities, while the nearby market town of Boston Spa offers independent eateries, charming coffee shops, beauty salons, and trendy bars. For commuters, the village offers great connectivity to York, Wetherby, and Leeds, along with easy access to the national motorway network, making it an ideal location. Surrounded by rolling countryside and walking trails, Clifford is ideal for those seeking both tranquillity and accessibility — a perfect balance for commuters, couples, and downsizers alike.

REASONS TO BUY:

- Grade II listed home with original features
- Living room with original wood floors and feature fireplace
- Stylish dining kitchen with period details and modern fittings
- Converted cellar used as a TV/snug room
- Guest WC and separate utility space
- Two spacious double bedrooms with original fireplaces
- Large sash windows throughout
- Private yard area
- Off-street parking and garage with power

To book a viewing, please call Monroe.

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

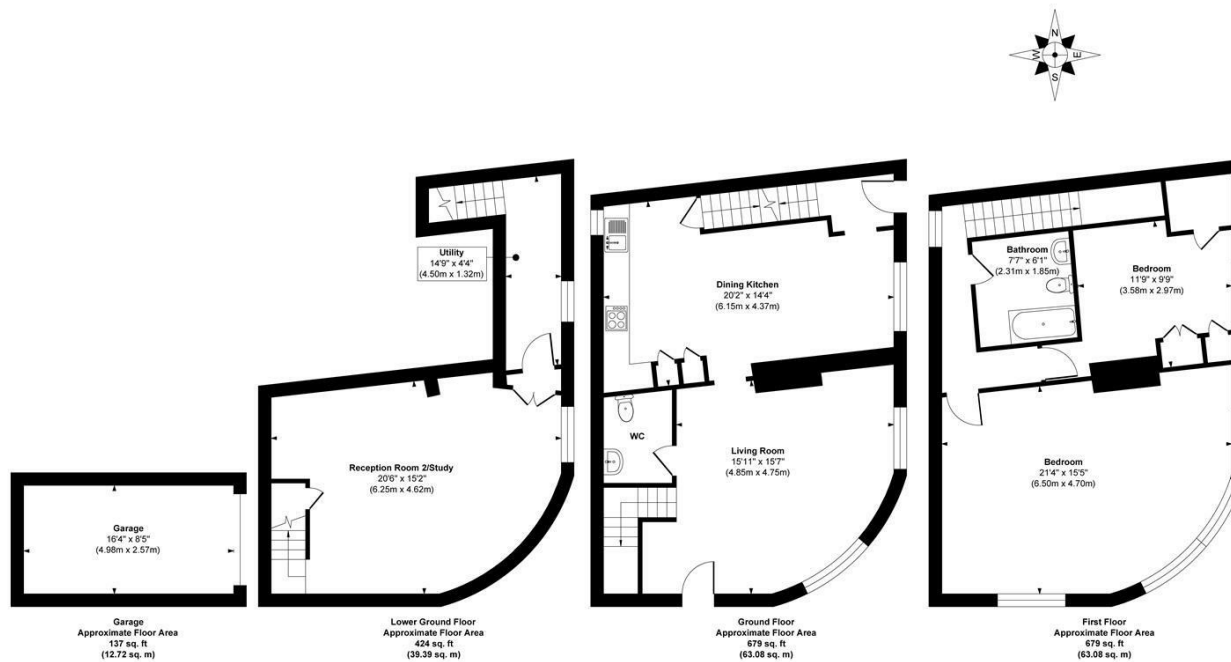
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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Approx. Gross Internal Floor Area 1919 sq. ft / 178.27 sq. m (Including 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		
(81-91) B		
(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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