



THE HAYBARN HALL PARK ROAD
WETHERBY, LS23 7DQ

£1,100,000
FREEHOLD

Are you looking for a Stunning Barn conversion in the beautiful village of Walton.

MONROE

SELLERS OF THE FINEST HOMES

THE HAYBARN HALL PARK ROAD

- Detached Barn • Oak

Finishes • Orangery • Open Plan Living • 2424

Sqft • South West Garden • Double

Garage • Village Location • Excellent

Schools • Travel links Harrogate York & Leeds



Monroe proudly presents The Haybarn, a breathtakingly transformed detached barn that has been converted into a remarkable family home. This property showcases high-specification interiors and impeccable presentation. With an expansive living space of 2,424 square feet, it features a stunning orangery that invites joyful gatherings. Nestled in the enchanting village of Walton, this extraordinary home is just a short distance from the vibrant Wetherby town centre and all its amenities.

The ground floor exudes brightness and offers spacious areas. It features a welcoming entrance hallway that leads to a guest WC and a fully fitted utility room.

The open-plan kitchen and dining area showcases a bespoke kitchen crafted by Concept Kitchens, complete with quartz worktops, high-quality fitted appliances, oak accents, underfloor heating, and an island that opens to the stunning orangery.

The standout feature of this property is the beautiful orangery, which overlooks the lovely gardens. The living room is bright and airy, featuring a prominent window, a fireplace with a log burner, and French doors that provide access to breathtaking garden views.

Upstairs, the space is bright and inviting, offering four bedrooms and a study. The principal bedroom includes a fantastic walk-in wardrobe and a modern en-suite

bathroom equipped with both a bath and a shower.

There are two additional double bedrooms and a house bathroom, along with a further bedroom that includes a study and direct access to the garden.

The outdoors boasts a stunning southwest-facing tiered garden that is fully landscaped, featuring both patio and grassy areas, along with a deck. The garden is adorned with a variety of trees, shrubs, and plants. For added convenience, there is also a double garage available.

If you're seeking a move-in-ready property that offers ample privacy in near to Wetherby and Boston Spa, this home could be the perfect fit for you. Don't miss out arrange your viewing by calling Monroe.

With its unbeatable location in the heart of Walton village and the potential to add your own personal touches, this gem of a property is not to be missed.

ENVIRONS

Walton is a picturesque medieval village with a beautiful church and inn/restaurant, enjoying a thriving community spirit set around the village hall. There is an excellent ease of access onto the nation's motorway network via the nearby A1 connecting with the M1 to the south at Aberford and in turn the M62. Leeds, York and Harrogate are approximately twenty to thirty minutes' drive away.

Agents.

REASONS TO BUY

- Detached Stunning Property
- Beautifully Presented
- Superb Amenities Close By
- Four Spacious Bedrooms
- Double Garage
- South West Garden
- Beautifully Landscaped Garden & Private
- Fantastic Walks On Your Doorstep

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

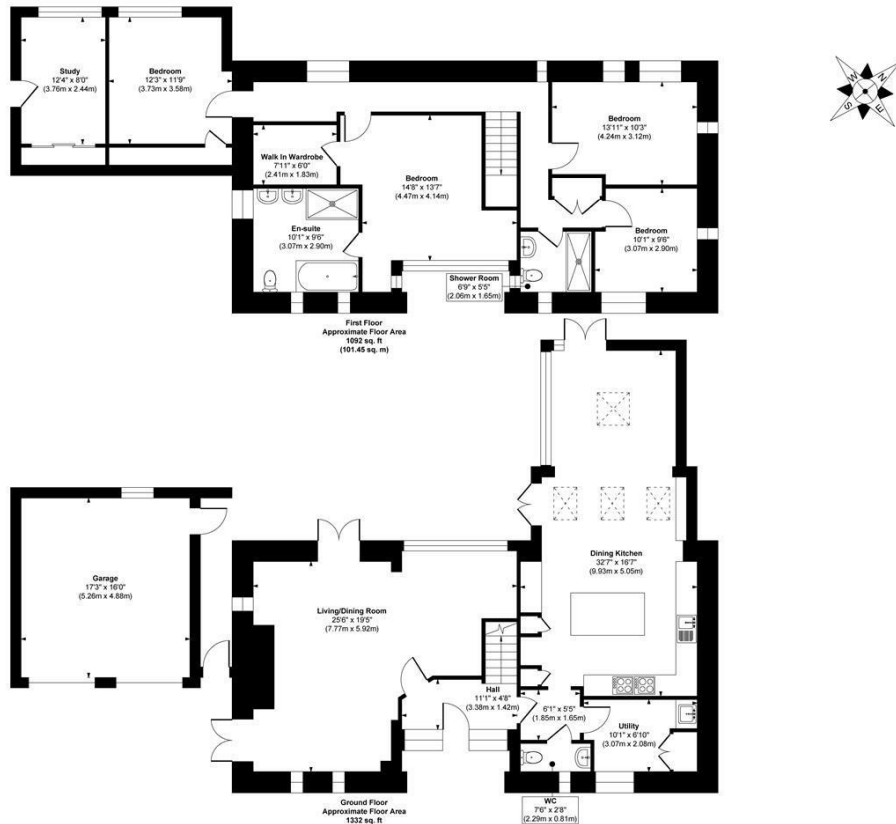
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate

THE HAYBARN HALL PARK ROAD





Approx. Gross Internal Floor Area 2424 sq. ft / 225.19 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	74	79
(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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