

**PEAR TREE COTTAGE SPA LANE**  
WETHERBY, LS23 6AG

**£575,000**  
**FREEHOLD**

This gorgeous character property, enjoys a private setting, boasts a truly magical, South facing garden and is just moments from the amenity rich High Street of Boston Spa!

**MONROE**

SELLERS OF THE FINEST HOMES



## PEAR TREE COTTAGE SPA LANE

- South Facing Garden • Highly sought-after location • Character property • Private setting • Abundance of period features • Fully fitted kitchen • Dining Room • Conservatory • Two spacious double bedrooms • Driveway



Monroe is proud to introduce you to Pear Tree Cottage... This gorgeous character property, enjoys a private setting, boasts a truly magical, South facing garden and is just moments from the amenity rich High Street of Boston Spa!

The ground floor of this beautiful home offers a fully-fitted kitchen with stone flooring, a dining room which features an original fireplace, a spacious conservatory which grants direct access to the garden, and a formal living room which offers another striking feature fireplace.

Upstairs, the property accommodates a generously sized primary bedroom and an additional second double bedroom. There is also a fully-tiled house bathroom which features a freestanding tub. This home is packed with an abundance of period features, such as a stained glass window and exposed beam, which give a wonderful sense of character throughout.

Pear Tree Cottage occupies an enviable position set back off of Spa Lane which allows the property to benefit from off-street parking for two cars as well as a peaceful, private setting. Externally, this home features two purpose built wooden-stores and a show-stopper garden which has been thoughtfully created by the current owner, boasting a large display of plants and flowers which bloom all year long creating an array of colour and variety including snowdrops, daffodils,

primula, hellibore, tulips, show stopping peonies, many different roses (with 2 abundant rose arches), London pride, allium, giant poppies, lilies, clematis, crocosmia, golden rod, salvia, phlox, Jasmine, geranium, dahlias, bergonias and much more. There are also Apple trees, a Pear tree, and a Cherry Blossom, all of which add an extra sense of charm to this already magnificent garden!

The house would benefit for a scheme of updating throughout.

To arrange your viewing of this one-of-a-kind home, call Monroe.

### ENVIRONS

Boston Spa prides itself on its excellent range of local amenities, such as independent eateries, coffee shops, beauty salons and trendy bars. For the avid commuter, there is excellent connectivity to York, Wetherby and Leeds, whilst for those who enjoy spending time closer to home you can enjoy an endless variety of scenic walks and local activities. Spa Lane is conveniently situated moments from the buzz of the Boston Spa High Street, whilst equally benefiting from direct access down to the river bank to enjoy lovely, riverside walks!

### REASONS TO BUY

- Excellent school catchment location
- Gorgeous, South-facing garden
- Unique, character property
- Highly sought-after location
- Superb amenities close by
- 2 double bedrooms
- 2 reception rooms
- Ample off-street parking

#### 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, chain-free, and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## PEAR TREE COTTAGE SPA LANE









## PEAR TREE COTTAGE SPA LANE

### ADDITIONAL INFORMATION

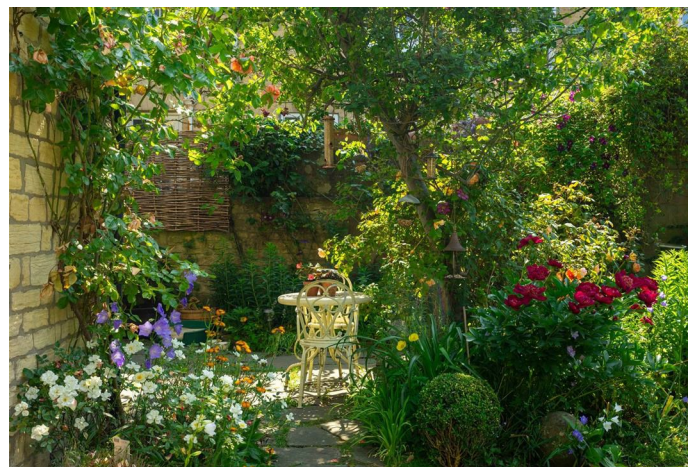
**Local Authority** – Leeds City Council

**Council Tax** – Band F

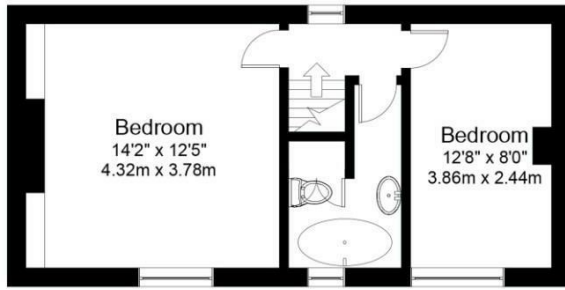
**Viewings** – By Appointment Only

**Floor Area** – 962.00 sq ft

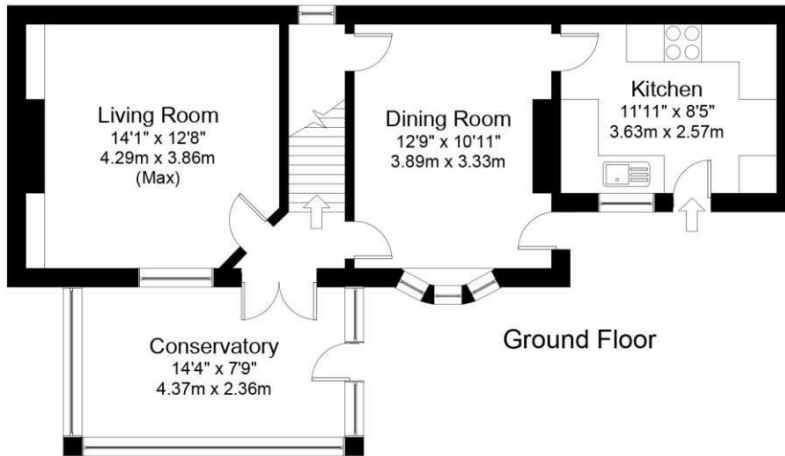
**Tenure** – Freehold







First Floor



Ground Floor

Gross internal floor area (approx.): 89.4 sq m (962 sq ft)  
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		29	
(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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