



Wighill Lane, Walton, Wetherby, LS23 7DE



Key Features

- First time to market in over fifty years
- Detached Yorkshire stone family home
- Approximately 4 acres of land
- Now in need of modernisation
- Three reception rooms
- Kitchen/diner
- Five bedrooms
- Double garage and store rooms
- Car port and further storage
- Located in the village of Walton



Offered to the market for the first time in over 50 years is this much loved family home, now in need of general updating, set in approximately four acres on the edge of Walton Village near Wetherby.





Sapele Court is a double fronted Yorkshire stone built property approached via a sweeping driveway offering an impressive sense of arrival.

Double doors lead to a grand reception hallway with double height ceiling and a large arched window overlooking the front garden. The living room has double doors to the garden and windows to three sides allowing an abundance of natural light. The dining room has two arched windows and double doors leading to the living kitchen which leads to the rear garden. A utility room, office/reception room, guest W.C. and cloakroom complete the ground floor.

To the first floor is a galleried landing which leads to five bedrooms, a storage cupboard and an airing cupboard which houses the electric hot water tank. The principal bedroom has dual aspect windows, fitted wardrobes and an archway leading to a five piece ensuite bathroom. Two of the further bedrooms have fitted wardrobes and there is bathroom and separate W.C.

A covered side porch gives access to the double garage, store room and additional W.C. There is a mains gas supply to the property but it is not currently connected.

The grounds are an outstanding feature of Sapele Court and offer a huge degree of privacy with mature trees, an orchard, lawned areas and paved patio areas making it the ideal family home for entertaining. There is a timber built car port and further storage to the side of the property.


Set in a quiet location on the edge of this sought after village of Walton, the property sits next to the British Library and the Thorpe Arch Trading Estate. Wetherby is within a 10 minute drive, Boston Spa 5 minutes and Tadcaster 5 minutes. The A1 and A64 are both within quick easy access.

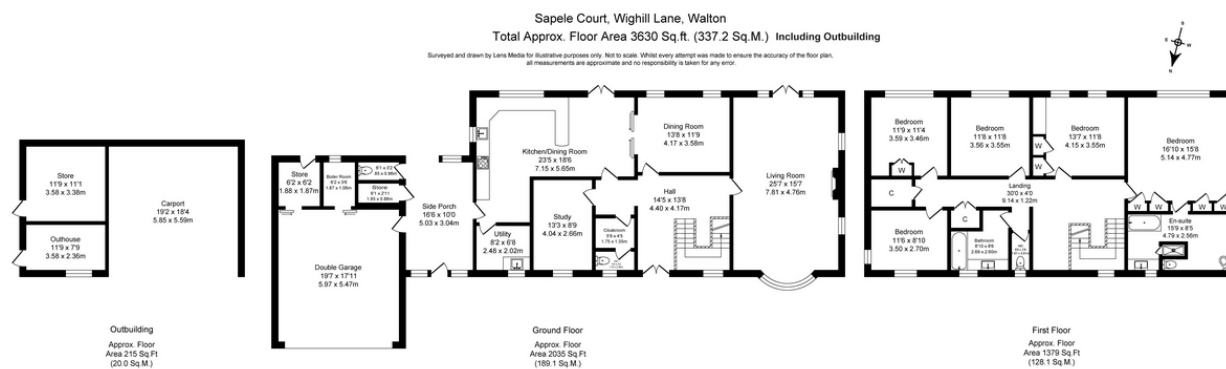
There is extensive further potential for this property and grounds subject to planning permissions and legal enquiries, none of which have been sought by the present owners.

SERVICES: We are advised that the property has mains water, electricity, drainage and gas (although the gas is not currently connected).

Tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	80
(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, Scotland & Wales		EU Directive 2002/91/EC 



Tenure Type: Freehold
Council Tax Band: G
Council Authority: Leeds City Council

Butler Ridge
8 High Street,
Wetherby, LS22 6LT
01937 203 222 | enquiries@butlerridgegroup.com

All information, descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers, should not rely on them as statements or representations of facts, and must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services, equipment, fixtures and fittings included in the property have not been tested therefore no warranty can be given as to their condition or operation.

