



The Old Forge, 78 Main Street, Thorner, LS14 3BU



Key Features

- A truly beautiful home in the heart of Thorner
- Skilfully extended and refurbished throughout
- Siematic kitchen with Quartz worktops
- Glass ceiling and Bi-folding doors to kitchen
- Two further reception rooms
- Ground floor bedroom and shower room
- Four further bedrooms and bathrooms
- Cinema room and office
- Separate garage and gym above
- Rear garden backing onto countryside



A truly beautiful home which has been successfully extended and refurbished to an exceptional standard whilst retaining many original features.







The Old Forge is a truly beautiful period property which has been tastefully remodelled and extended to create a stunning family home offering the perfect blend of modern specification whilst retaining many original features, in the heart of Thorner village conservation area.

An original door with stained glass window leads to the generous hallway with an original banister, double height ceiling, parquet flooring, a cloaks cupboard and a door with steps leading to a pantry and to the cellar. There is a utility room with built in units and drawers, a cloaks cupboard, an integrated fridge, Belfast sink and space and plumbing for a washing machine and tumble dryer.

To the front of the property is a sitting room with a gas fire with original marble surround, dual aspect windows with original shutters and views towards the church. There is a further reception room to the front of the property, ideal as a dining room, with original shutters and a storage cupboard. There is a generous ground floor double bedroom with a fitted wardrobe and original shutters and a shower room with underfloor heating, walk in shower, sink, illuminated mirrored cupboards and W.C.

To the rear is the most showstopping open plan living kitchen with oak flooring and underfloor heating, a glass roof and floor to ceiling windows to the rear garden. The kitchen has been fitted with high quality Siematic units, with illuminated detail, pantry unit and beautiful Quartz worktops. There are a range of integrated Neff appliances including a full height fridge and freezer, dishwasher, self-cleaning oven, steam oven, a Bora induction hob and downdraught extractor and a Quooker boiling water tap. The kitchen leads to a sitting area, with a built in TV unit with antique mirrored backdrop, and Bi-folding doors to a patio area and rear garden.

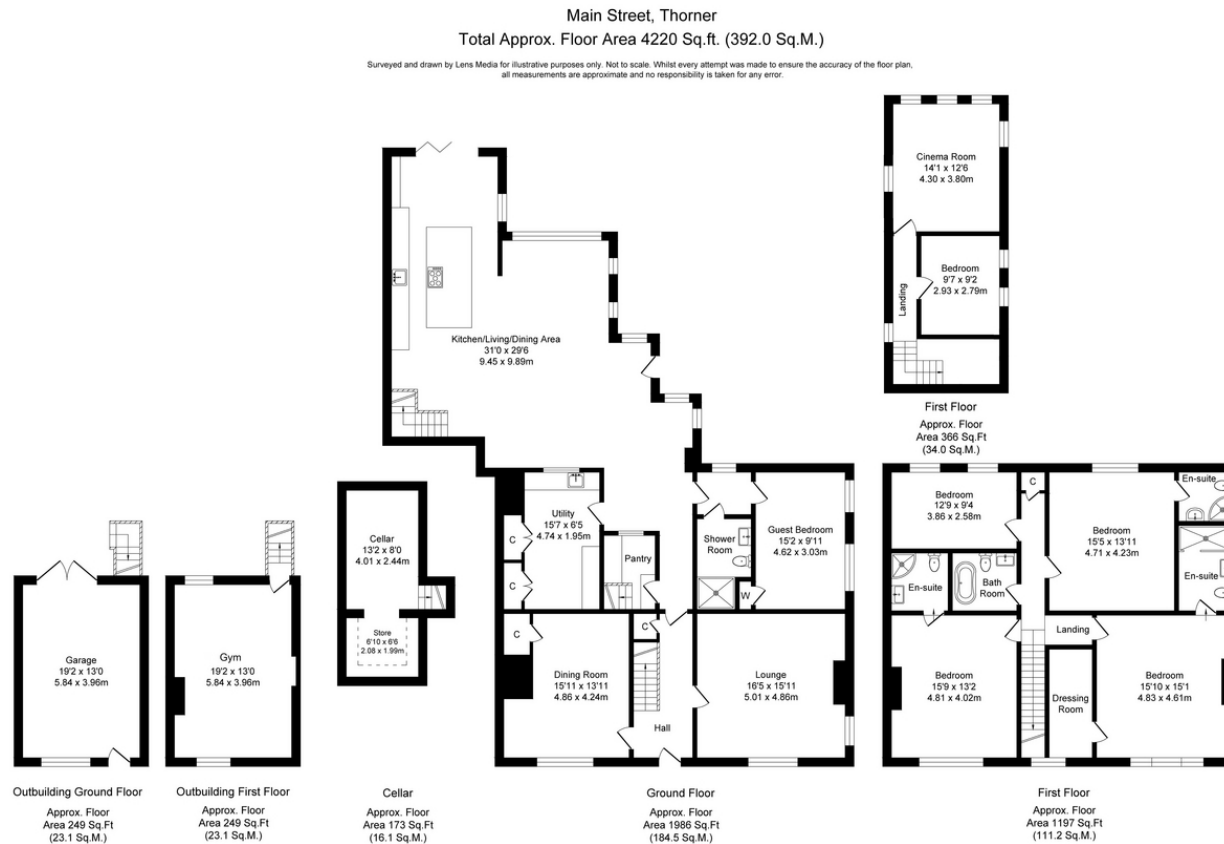
A bespoke open tread oak staircase leads to two rooms above the kitchen, one of which is being used as a cinema room and one as an office/craft room. Both could be used as bedrooms if required.

To the first floor are four double bedrooms and an impressive landing with vaulted ceiling. The principal bedroom has dual aspect windows, an original fireplace and a walk in dressing room. Steps leads to a fully tiled ensuite shower room with underfloor heating, Corian sink and an illuminated Bluetooth mirror. Two of the further bedrooms have bespoke fitted wardrobes and fully tiled ensuite shower rooms, both with underfloor heating and illuminated mirrors. There is an additional bedroom, a storage cupboard and a luxury bathroom with a freestanding bath and illuminated mirror.

The property is accessed through an electric gate to a gravelled driveway shared with one other property. Across the courtyard is a stone built garage with electric doors and original stone steps which lead to a room above, currently being used as a gym. There is a stone paved patio area and lawn to the rear of the property and steps lead down to a further lawned area which backs onto open countryside.

The village has excellent access to the A64, A1(M) and the A58 roads giving access to Leeds, Harrogate and York (all of which are within a 30 minute drive from the property). The village has a real sense of community with sports clubs, a delicatessen, two public houses and a village primary school. The Grammar School at Leeds and Gateways School are both within easy reach and the market town of Wetherby is only 15 minutes' drive from the property, offering a wide range of further amenities including supermarkets, shops and further recreational facilities.

SERVICES: We are advised that the property has broadband (soon to be upgraded to gigabit), Cat 6 cabling throughout, external hard wired CCTV and alarm, mains water, electricity, drainage and gas.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	78	82
(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

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