



The Granary, Main Street, Wighill, LS24 8BQ



Key Features

- Successfully converted farm building
- Reception hall with limestone flooring
- Living/dining kitchen with limestone flooring
- Bespoke units with Carrara Quartz worktops
- Three further reception rooms
- Underfloor heating to ground floor
- Primary bedroom with spacious ensuite bathroom
- Three further bedrooms, one ensuite
- Air source heat pump
- Gated access with one other property



A beautiful recently converted barn, with four bedrooms, which has been renovated to the highest of standards in the heart of Wighill village.





The Granary is approached through electric gates, shared with one other dwelling, with a gravelled parking area to the front. The entrance hallway is a generous space with limestone flooring and gives access to a utility room and guest W.C. There is underfloor heating to the ground floor.

To the rear of the property is a stunning open plan living/dining kitchen which is the perfect space for entertaining, with two sets of sliding doors to the rear garden. The Yorkshire Handmade Kitchen has been hand crafted and painted and fitted with Carrara Quartz worktops. There are a range of integrated appliances including a Rangemaster Professional Plus oven, Bosch dishwasher, full height Zanussi fridge, full height Zanussi freezer, boiling water tap and drinks fridge.

The kitchen leads to a sitting room, with a vaulted ceiling, enjoying a floor to ceiling window overlooking the front lawned garden. A step leads to a further room which would be an ideal playroom or home office, again a floor to ceiling window overlooking the front garden. To the other side of the entrance hallway is an additional reception room (ideal as a formal sitting room) and a further space which could be a second home office and the plant room which houses the air source heat pump system, hot water tank and fuse box.

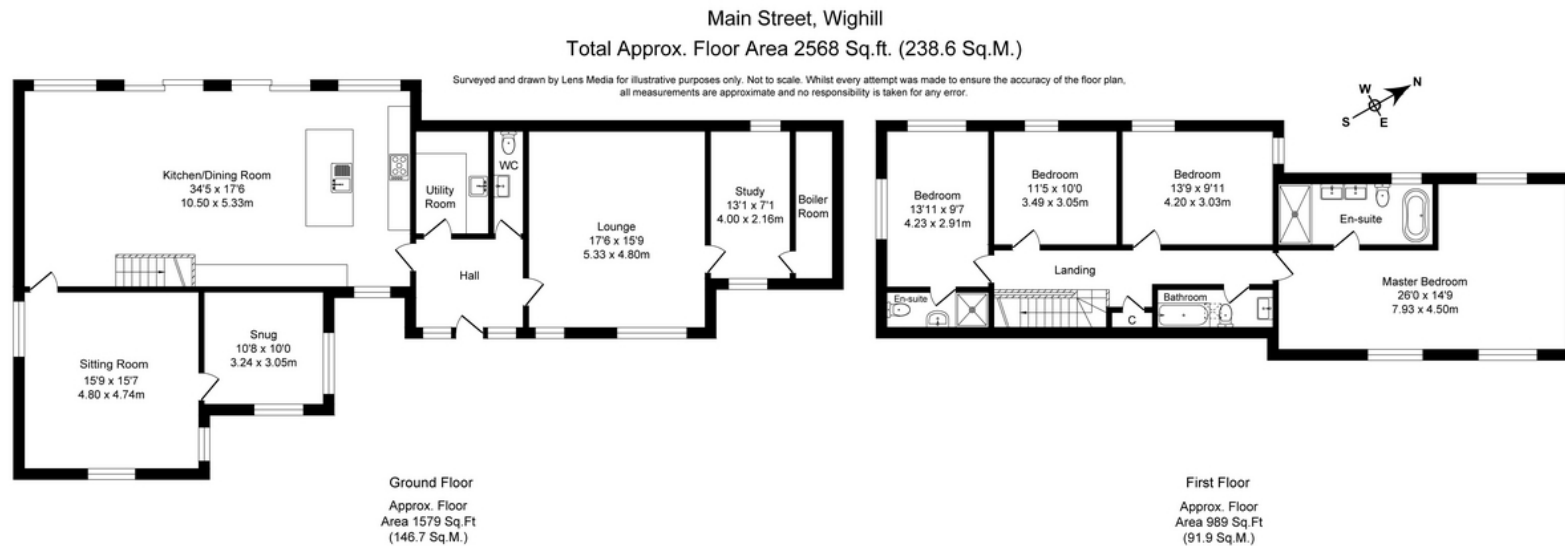
A bespoke oak staircase leads to the first floor and the landing with a useful storage cupboard. To the end of the landing is the principal bedroom which is a wonderful space, having a vaulted ceiling, and a luxury ensuite bathroom with walk in shower, twin sinks and free standing bath. There are three further double bedrooms, one with an ensuite shower room, and a luxury house bathroom.


The grounds of this newly converted property have been carefully planned and landscaped. To the rear, from the kitchen, is porcelain tiled patio and lawned area. To the front is a garden, predominately laid to lawn, which will have black estate fencing and hedging along the boundary offering privacy.

Wighill is a popular village, with a well known bistro/public house called The White Swan, conveniently situated for easy access to Boston Spa, Tadcaster and Wetherby. York, Harrogate and Leeds all within comfortable commuting distance and there are excellent links to the national road network via the nearby A1(M).

SERVICES: We are advised that the property has a Stiebel Eltron air source heat pump, mains water, electricity and drainage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	75	81
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, Scotland & Wales		EU Directive 2002/91/EC 

Tenure Type: Freehold
Council Tax Band: TBC
Council Authority: North Yorkshire Council

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