



Butts Garth, Thorner, LS14 3DA



Key Features

- A beautiful home in the heart of Thorner
- Period features coupled with a modern twist
- Adjoining three bedroom cottage
- Open plan kitchen with garden room
- Reception rooms all leading to the garden
- Five bedrooms to the main house
- Generous double garage/workshop
- Gated courtyard with separate office
- Stunning garden with mature planting
- No onward chain



A truly elegant five bedroom detached period home with an adjoining three bedroom cottage situated in the conservation village of Thorner.







Butts Garth House, together with the attached cottage, extends to approximately 5400 sq.ft. and offers an impressive array of period features, coupled with a modern twist.

Accessed via double electric gates, the property features an extensive courtyard leading to a generous double garage and adjoining home office plus separate store and W.C. which is ideal for those working from home.

The open plan kitchen/diner, which is a wonderful entertaining space, offers a range of quality fitted units and integrated appliances including a Rangemaster cooker, fridge/freezer, a microwave and dishwasher. The kitchen opens onto a dining area and then follows on to the garden room extension which provides beautiful views across the private garden. A separate utility room offers a washing machine, second dishwasher and space for a tumble dryer. The utility room gives access to a generous storeroom. The property also benefits from a guest W.C. and a vaulted cellar, ideal for wine storage.

As you enter the property you are greeted by an entrance hallway which offers access to the entire ground floor, together with one of the two staircases to the first floor. The principal living room offers an impressive open fireplace with a delightful bay window with 'French Style' patio doors opening onto the beautiful garden. Access to the sitting room is via the morning room which leads to a separate family room, both rooms feature traditional oak panelling. Leading from the morning room, a solid oak staircase provides additional access to the first floor. There are five double bedrooms, one of which includes an en-suite shower room, a house bathroom and a separate wet room. One of the bedrooms gives access to the laundry/drying room.

The beautiful mature garden, to the rear of the property has been lovingly maintained and offers exceptional outdoor family entertaining space which can also be accessed from the sitting room, morning, living and garden rooms.

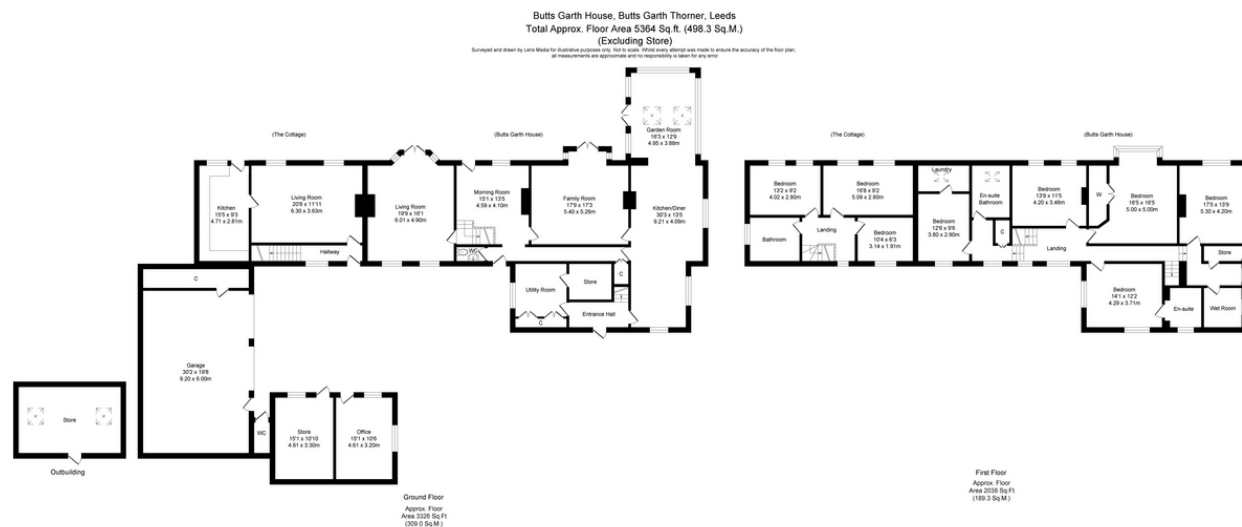
The Cottage

Butts Garth House offers an attached, self-contained three bedroom cottage with a private parking area accessed by a separate entrance with remote controlled sliding electric gate. The private garden is south west facing and offers access into the cottage.

To the ground floor is a spacious fitted kitchen with quality appliances leading into a generous sized sitting room, with electric wood burning effect fire, and a dining area. From the sitting room there is access to the hallway leading to the staircase to the first floor which has three double bedrooms, a house bathroom and a store room. The hallway also has an entrance door into the courtyard to the rear.

Thorner has excellent access to the A64, A1(M) and the A58 roads giving access to Leeds, Harrogate and York. 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 benefits from broadband, mains water, electricity, drainage and gas.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	65	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: H
Council Authority: Leeds City Council

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