



Milner House, Milner Lane, Thorner, LS14 3AG





# Key Features

- Individual detached home
- Stunning countryside views
- Open plan kitchen/dining room
- Living room with wood burner and air conditioning
- Four bedrooms
- Principal bedroom with modern ensuite
- Stylish bathroom with underfloor heating
- Generous proportions throughout
- Driveway and double integral garage
- Highly sought after village location





*A deceptively spacious four bedroom detached home, with magnificent views over open countryside, situated in the highly sought after conservation village of Thorner.*









The welcoming reception hallway, with useful built in cloaks cupboards, gives access to the integral double garage and guest W.C. A door leads to the open plan kitchen/diner, with solid wood units and a range of integrated appliances including a multi-fuel Rangemaster with double oven, double sink unit with side drainer, dishwasher, fridge and separate freezer.

Steps lead to living room, with a floor to ceiling window to the rear, which enjoys the most magnificent views across open fields. There is a wood burner, with an attractive stone surround, and air conditioning unit which can heat or cool the room.

From the reception hallway, stairs lead down to the lower accommodation and to the four bedrooms. The lower hallway gives access to a utility room having plumbing for a washing machine and has fitted storage units and airing cupboard.

The principal bedroom has air conditioning, fitted wardrobes and is serviced by its own modern ensuite shower room and has sliding patio doors leading out onto a delightful paved patio area and enjoys wonderful views. Three further bedrooms are complemented by a stunning house bathroom comprising a three piece white suite with stand-alone bath and a double length walk in shower cubicle having attractive tiled walls and underfloor heating.

Externally the property has a generous tarmac driveway providing off street parking in front of a double, integral garage having power and lighting installed. Paved steps lead down the side of the property to the rear garden which enjoys a great degree of privacy. The garden is predominantly laid to lawn with a paved patio area to the immediate rear of the property and is perfect for outdoor entertaining with fabulous countryside views.

Situated in the heart of this highly sought after conservation village, Thorner is ideally located for those wanting a countryside location yet still within close proximity to a wider range of amenities. The vibrant centre of Leeds is a short drive away and the popular towns of Wetherby and Harrogate are also within easy reach. The village has a real sense of community with sports clubs, a delicatessen, two public houses and a village primary school.

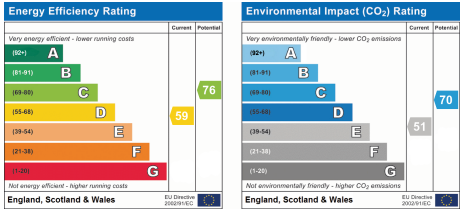
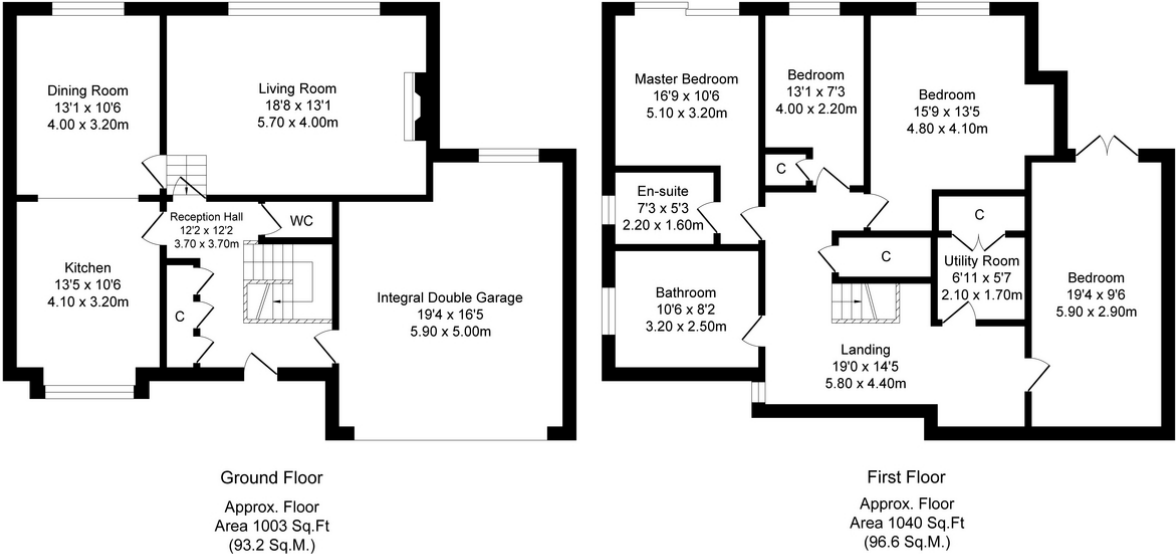
**SERVICES:** We are advised that the property has broadband, mains water, electricity, drainage and gas warm air central heating.





Milner House Milner Lane Thorner Leeds LS14 3AG  
 Total Approx. Floor Area 2043 Sq.ft. (189.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



**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

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