

Lane Lodge High Street Boston Spa







A beautiful Georgian family home full of character and charm.



A rare Grade II Listed Georgian family home, situated in the heart of Boston Spa, with most impressive private walled gardens to the rear. In total the property occupies a plot of nearly 0.5 acre.

Lane Lodge has been sympathetically maintained by the current owners, having retained the architectural features and period grandeur, typical of the era. The rooms are of excellent proportions throughout with high ceilings and levels of natural light, with many having views over the old walled gardens or towards the Church of St Mary the Virgin directly opposite.





Upon entry is a generous and welcoming reception hall with access to the cellar and solid oak flooring, opening through into the generous dining room and family room beyond, with bow window and log burning stove. In addition is the sizeable drawing room with bow windows and original curved shutters.

Across the reception hall is a breakfast kitchen with Belfast sink, an impressive drawing room with open fire and double floor-to-ceiling windows with views looking on to the garden. The ground floor benefits from an artist studio/workshop with a range of uses, plus cloakroom and greenhouse vestibule.

The sweeping staircase leads to the first floor, with generous landing, master bedroom to the rear with en-suite shower room, three further double bedrooms, single bedroom - that could be used as a nursery or home office - and a family house bathroom.

Outside to the front of the property is a low stone wall with trees and privet hedging to keep the privacy and a driveway with wooden gates leads to a parking and turning area to the side of the house.

To the rear is an extensive and well established garden, offering various private seating areas, mature planted borders and an orchard area all within the walled garden. Attached to the side of the property and accessed via the garden is a large greenhouse, a timber framed loggia/covered vinery with seating area - perfect for alfresco dining in all weathers - garden store, wood store, carport and second driveway with further parking to the rear.





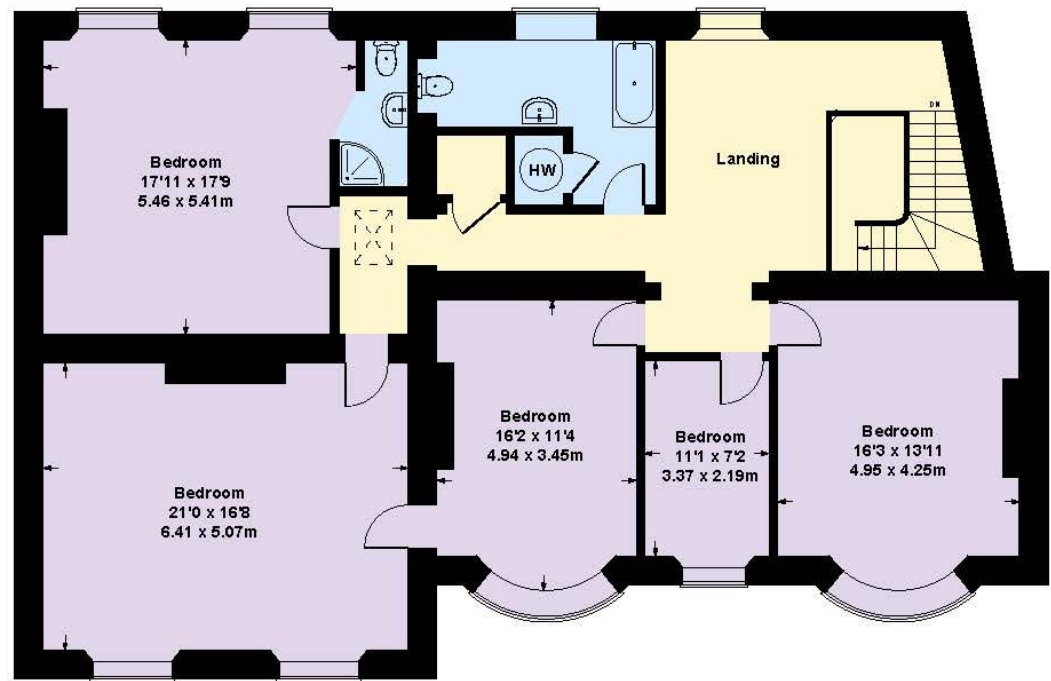
Approximate Gross Internal Floor Area

House - 324 sq m / 3487 sq ft

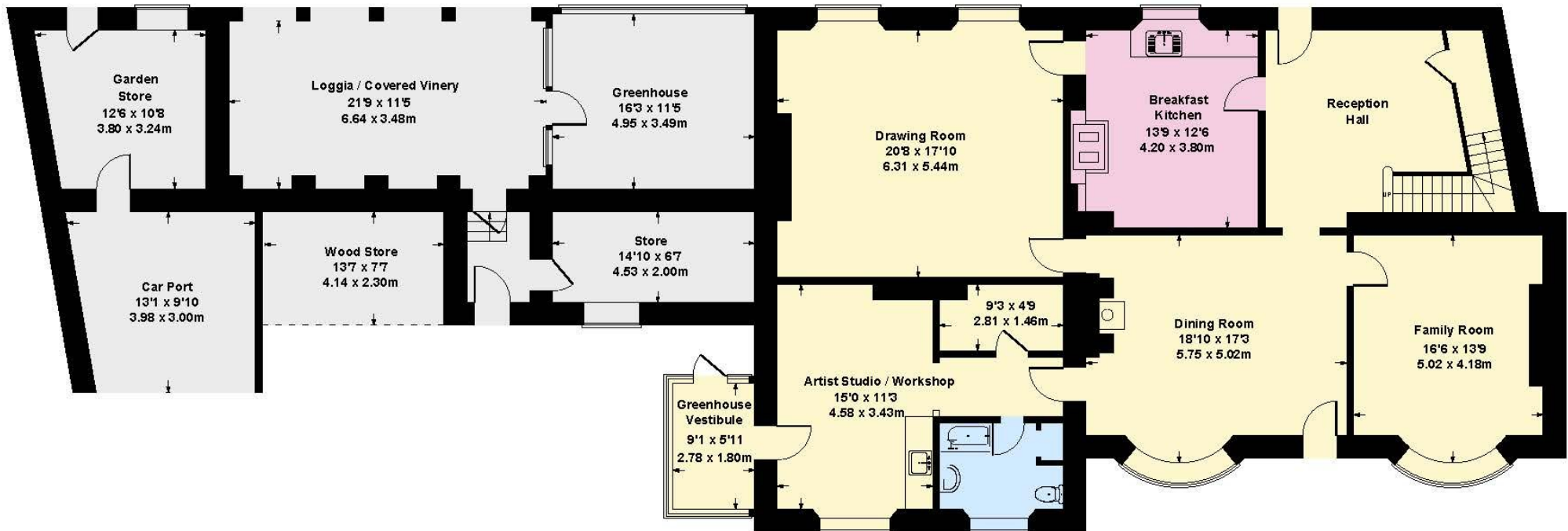
Outbuildings - 71 sq m / 759 sq ft

Total - 395 sq m / 4246 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



FIRST FLOOR



GROUND FLOOR



Location

Lane Lodge, 122 High Street is situated in a prime location in Boston Spa; an idyllic village and civil parish in the City of Leeds metropolitan borough in West Yorkshire. Situated 3 miles south of Wetherby, Boston Spa is on the south bank of the River Wharfe which separates it from Thorp Arch. The village offers a wide range of amenities as well as shops, bars, restaurants and renowned primary and secondary schools. Situated in the Lower Wharfe valley, there is beautiful landscape and woodlands, together with excellent footpaths and riverside walks.

Directions LS23 6DR

From Wetherby head towards Boston Spa on the A1(M) taking the turn off onto A659 and merging with the High Street. Continue along for approx 1 mile where the property will be seen on the right hand side just before the turning onto Church Street.

Services

Mains water, electricity, gas fired part central heating and drainage are installed.

Tenure

Freehold with vacant possession.

Viewing Arrangements

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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