



White House 5 Moor Side, Boston Spa
£550,000

NO ONWARD CHAIN - CONTEMPORARY RE-DESIGNED 2 BEDROOM - 2 BATHROOM - DETACHED HOUSE - OPEN PLAN DINING KITCHEN/LIVING/ORANGERY - POTENTIAL FOR FURTHER EXTENSION - OPEN FIELD VIEWS - SOUTH FACING GARDEN - STUNNING TURN KEY CONDITION - MASTER BEDROOM SUITE WITH WALK IN WARDROBE & EN-SUITE - INTERNAL VIEWING IS ESSENTIAL!! FULL VIDEO AVAILABLE

Nestled on the tranquil edge of Boston Spa, White House is a meticulously reimagined single storey residence that seamlessly blends contemporary design with the charm of village life. Positioned within the esteemed Golden Triangle offering easy access to Leeds, York & Harrogate this home stands as a testament to thoughtful architecture & refined living.

This property has been totally transformed by the current owner. Originally a modest bungalow, the property underwent a comprehensive transformation in 2022, doubling its footprint from 560sq ft (52 sq m) to 1,292sq ft (120 sq m). The result is a harmonious fusion of space & light, characterised by clean lines, high ceilings & a palette of premium materials.

Briefly comprising: Stunning Entrance Hallway: You could be forgiven for thinking you had walked into a boutique hotel! This welcoming space features two statement ceiling lights & Heals wall lighting, setting the tone for the home's elegant interiors.

Open Plan Living: The heart of the home unfolds into a spacious area combining dining, kitchen, utility, & orangery. Dining Area: Highlighted by a Venetian plaster media wall. Kitchen: Featuring a bespoke micro cement island & breakfast bar, Heals pendant lighting, & integrated Bosch, Liebherr, Smeg, & Hotpoint appliances. Three electric opening roof lights flood the space with natural light, enhancing the airy, modern feel.

Utility Room: Equipped with Quartz countertops & ample storage solutions. Orangery: Boasting a 9'10" (3 m) roof lantern & triple aspect windows that frame views of the South facing garden & countryside.

Master suite: This bedroom is a calming glamorous space, with French doors opening to the garden, a bespoke floor to ceiling headboard, & bronzed mirrors flanking the king size bed with an En-Suite shower room which features a walk-in shower, micro cement finishes, and Grohe fixtures. Sex & The City eat your heart out, you're going to love this walk in dressing room! With built-in wardrobes, shelving drawers and a full length mirror.

Second Bedroom Suite: The Bedroom area designed for restful sleep with bespoke headboard, floor to ceiling bronzed mirrors & king size bed. The En-Suite Bathroom features a large bath with handheld shower, micro cement finishes & Grohe fixtures. Dressing Room/Office Space. This room has a versatile space with built-in storage, ideal for remote work or

as a dressing area. Guest wc/Cloakroom: Adorned with a black Italian basin & w/c, gold Grohe fittings & black Venetian plaster walls. An electric opening roof light brings in natural light, elevating the luxurious feel of this dramatic space.

GARAGE

The property has an Integrated garage with electric roller shutter, door, lighting, & water supply with access from the hallway.

SMART HOME INTEGRATION

The property is equipped with zoned underfloor heating controlled by intuitive Heatmiser thermostats, a comprehensive security camera system, & a smart lighting setup operable via mobile app, allowing atmospheric lighting scenes & settings at the touch of a button.

LOFT STORAGE

A large, fully boarded loft space with lighting and power, accessed via a fitted loft ladder, offers valuable and convenient additional storage. The loft space also offers further potential for future extension. This would be subject to any appropriate planning approvals.

EXTERIOR & GARDENS

From the front, the property is approached via a smart tarmac driveway, bordered by a topiary & cottage style flower bed & enclosed to one side by a mature privet hedge. Enter the home through an elegant entrance porch & fully glazed front door, both

illuminated by discreet exterior lighting that highlights the architectural lines of the façade, setting a stylish tone from the outset.

A porcelain tiled pathway, illuminated by motion sensor lighting, leads to the rear garden an effortlessly elegant, South facing outdoor space designed for low-maintenance living. The rear garden enjoys uninterrupted views across open fields & countryside, offering a rare sense of privacy & calm. A tall rendered wall & established evergreen planters provide both screening & structure, enhancing the sense of seclusion while beautifully framing the landscape beyond. Feature lighting highlights architectural planting, adding drama & atmosphere after dark. Two outdoor double sockets & a water tap further support practical garden use, while the refined palette of materials ensures cohesion with the home's contemporary aesthetic.

LOCATION

Situated in a peaceful enclave of Boston Spa, White House offers the perfect balance of seclusion and accessibility. Residents enjoy proximity to local amenities, independent eateries, and scenic countryside walks, all within the vibrant community of Boston Spa.

AREA

This delightful home offers a rare opportunity to enjoy the best of both worlds, modern, comfortable one-level living set within a peaceful, semi rural environment. In an age where properties that

combine single-floor convenience with outdoor space and beautiful countryside views are increasingly scarce, this White House presents a truly special lifestyle choice. Imagine waking up each morning to the gentle sounds of nature, stepping outside into your private, South facing garden where fields stretch out beyond the horizon.

Your day might begin with a leisurely riverside walk or a cycle through stunning countryside trails that lead to charming local villages or the bustling market town of Wetherby, all within easy reach. With village cafes, independent shops, and acclaimed restaurants just 20 minutes on foot, you can enjoy the perfect balance of rural tranquility and community spirit. For those who commute or enjoy day trips, Leeds, York, and Harrogate are all easily accessible by car, making work and leisure both straightforward and enjoyable.

The nearby North Yorkshire Moors invite endless outdoor adventures, while the East Coast's scenic beaches offer weekend escapes just an hour away. Living here means embracing a slower pace without compromising on convenience, a place where the demands of modern life meet the timeless appeal of nature and village life. With well regarded schools, excellent transport links, and a welcoming community, this property is not just a house, but a chance to make a home that nurtures wellbeing and connection in a truly rare setting.

COUNCIL TAX

BAND D

EPC RATING

RATING C

EPC

The EPC graph (shown above) has been prepared by an external company on our behalf and is a document wherein we have no responsibility

FLOORPLANS

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Not to scale, and to be used for illustration purposes only

TENURE

FREEHOLD

VIEWINGS

Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am-1pm Saturday. Alternately, please feel free to leave us a voicemail out of hours with your information and we will call you back.

MOBILE SIGNAL/BROADBAND COVERAGE

PLEASE CLICK ON THE FOLLOWING LINK TO ASSESS COVERAGE FOR THIS PROPERTY

<https://checker.ofcom.org.uk/>

15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

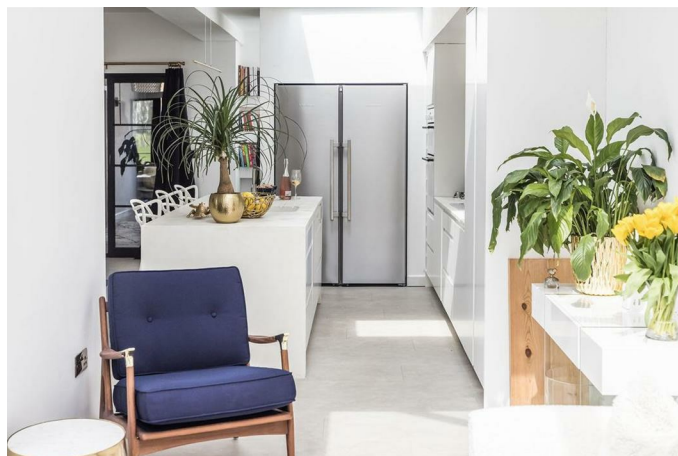
Tel: 0113 289 9669

Email: info@alancookenet.co.uk

www.alancookenet.co.uk

ALAN COOKE
SALES & LETTINGS





15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

Tel: 0113 289 9669

Email: info@alancookenet.co.uk

www.alancookenet.co.uk



15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

Tel: 0113 289 9669

Email: info@alancookenet.co.uk

www.alancookenet.co.uk

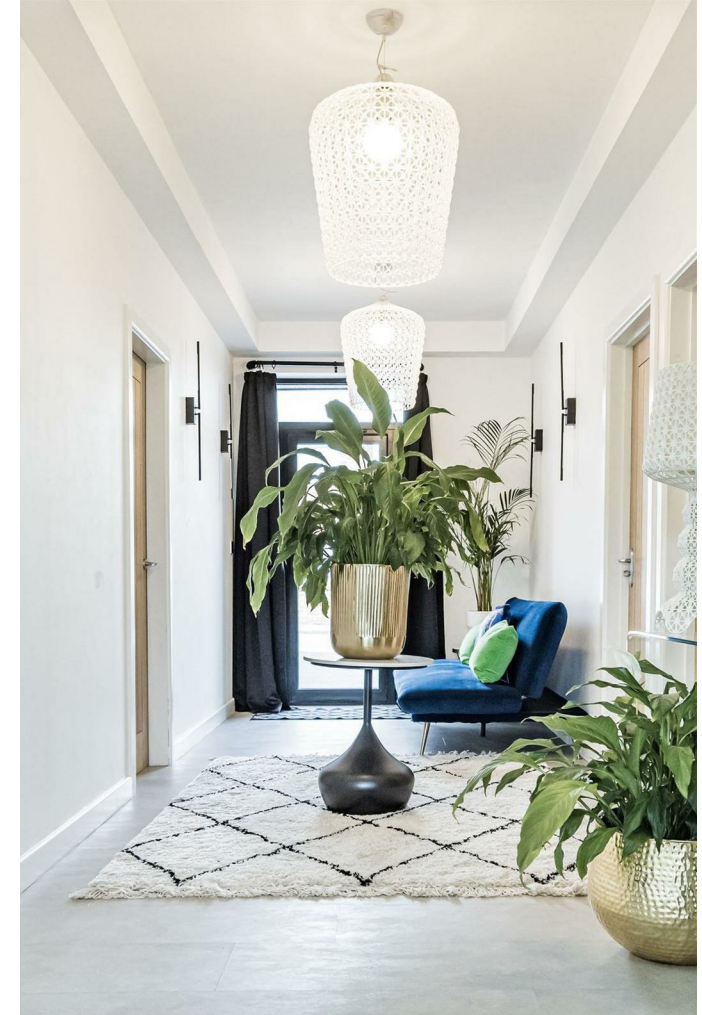
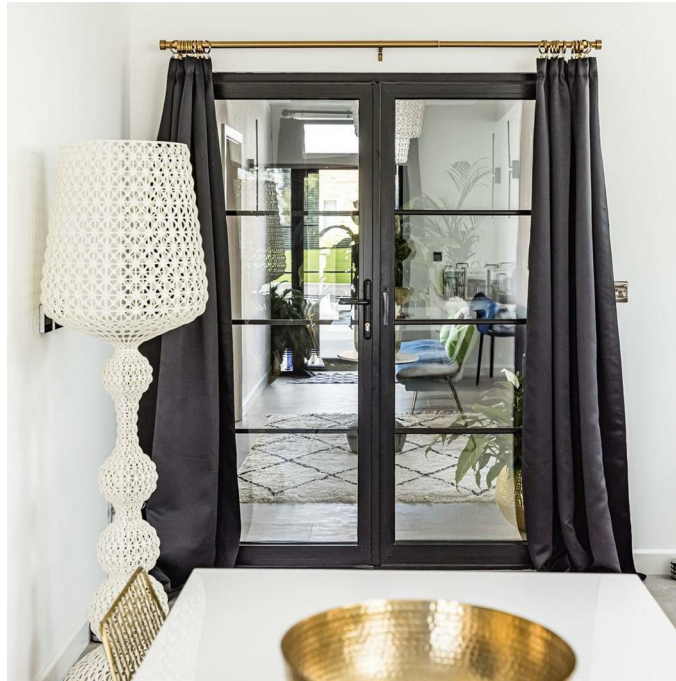


15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

Tel: 0113 289 9669

Email: info@alancookenet.co.uk

www.alancookenet.co.uk

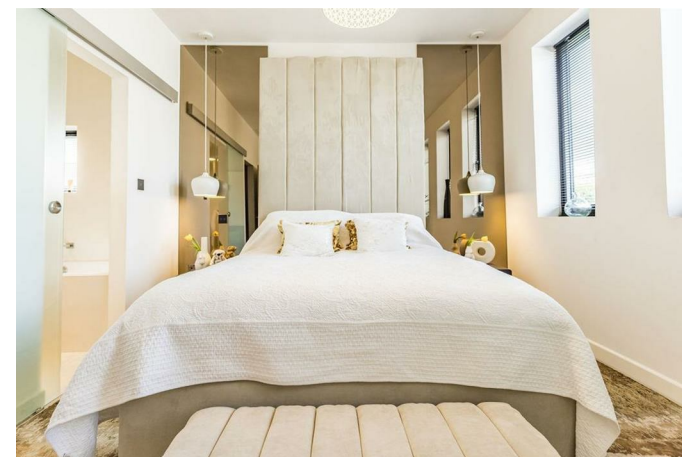


15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

Tel: 0113 289 9669

Email: info@alancookenet.co.uk

www.alancookenet.co.uk

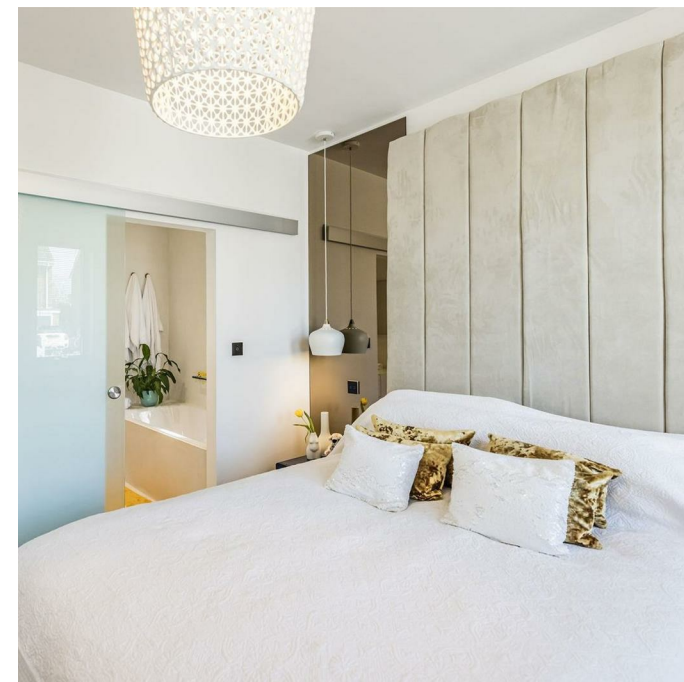
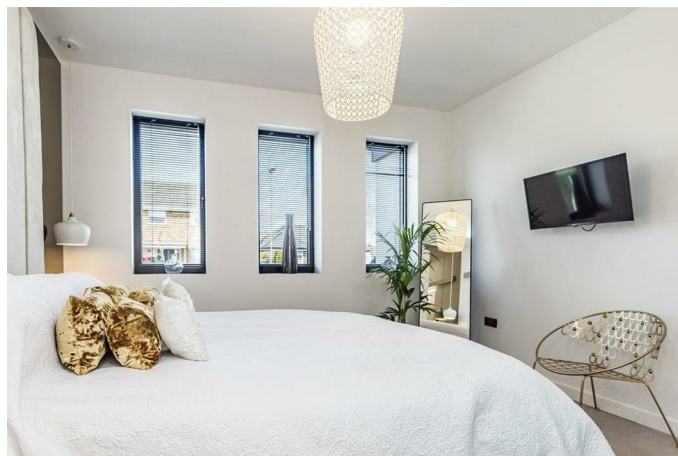


15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

Tel: 0113 289 9669

Email: info@alancookenet.co.uk

www.alancookenet.co.uk

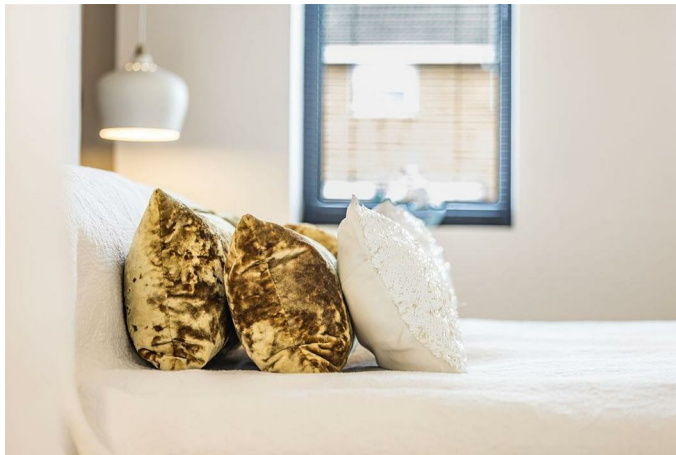
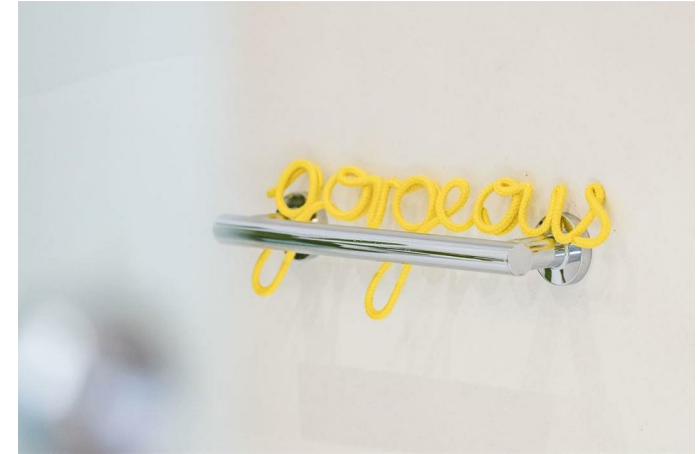


15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

Tel: 0113 289 9669

Email: info@alancookenet.co.uk

www.alancookenet.co.uk



15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

Tel: 0113 289 9669

Email: info@alancookenet.co.uk

www.alancookenet.co.uk



15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

Tel: 0113 289 9669

Email: info@alancookenet.co.uk

www.alancookenet.co.uk



15a Stonegate Road, Meanwood, Leeds, West Yorkshire, LS6 4HZ

Tel: 0113 289 9669

Email: info@alancookenet.co.uk

www.alancookenet.co.uk



