



 **Renton
& Parr**

Premium

PINHEIROS, MUDDY LANE, LINTON, LS22 4HW

£1,795,000 PRICE REGION

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This sensational five double bedroomed family home boasts luxurious living with seven bathrooms and a truly impressive master suite, featuring a spacious dressing room and en-suite steam room. Set within enclosed private gardens, the property includes a purpose-built leisure facility, complete with 9-metre indoor swimming pool and gymnasium.

To the ground floor, an impressive entrance hall featuring large glazed front door and expansive double-glazed windows that stretch up to the ceiling flood the space with natural light, enhancing the grandeur of the contemporary floating staircase leading to the first floor. Porcelain floor tiles, with underfloor heating extending throughout a large portion of the ground floor, provide both style and comfort. The downstairs guest W.C. is finished with floor-to-ceiling tiles.

The spacious 25ft living room is an impressive space, boasting a striking fireplace with a wood-burning stove, set beneath a solid oak mantle. Dual-aspect windows, to both the front and side fill the room with natural light and the oak flooring adds a touch of warmth.

The heart of this home is the open-plan living/dining kitchen which is comprehensively fitted with high-quality range of Shaker style wall and base units, complemented by granite worktops and matching upstands. The focus of this kitchen is a large central island with an overhang, providing a breakfast bar. Quality integrated appliances include a gas hob, dishwasher, full-height fridge, separate freezer and an instant hot water tap. In addition, there is a most practical walk-in pantry with wine cooler. The kitchen benefits from an abundance of natural light, with windows overlooking the private garden and bi-folding windows to the side opening onto an outdoor bar area.

This light and airy space comfortably accommodates a dining table and chairs and seating area with built-in sound system, air conditioning, and double patio doors leading to the rear garden.

Adjacent to the kitchen is a spacious utility room fitted with wall and base units and ample space for white goods. The utility also provides access to a cloak's cupboard, drying room with pressurised water cylinder and personnel door to the side garden.

A notable feature of this exceptional family home is the leisure room, which boasts a 30 ft indoor pool, beautifully appointed with tiling and benefits from windows to the side. Served by its own shower facility and W.C. stairs lead up to a purpose-built gymnasium, complete with strengthened floor joists, mirror wall and a data point.

On the first floor, a superb gallery landing with a chandelier overlooks the entrance hall below. The principal bedroom is a spacious room with windows offering mature views over Linton village. Double patio doors lead out to a private terrace to the rear. A doorway leads to a luxurious en-suite shower facility featuring a wet steam room and "his and hers" washbasins. A fully fitted dressing room includes floor-to-ceiling wardrobes on three sides and a dressing table with drawers. The master suite further benefits from air conditioning and surround sound.

Bedroom two is another spacious double room, complete with its own dressing area that leads to an en-suite shower. Bedrooms three and four are equally light and spacious, each with their own en-suite shower facilities. A luxurious house bathroom, fitted with high-quality sanitary ware and underfloor heating, completes the first floor.

To the second floor, a returned staircase leads to a substantial room in the roof, offering versatile space that can serve as an additional bedroom or games room. This room is enhanced by the comfort of its own en-suite bathroom.

To the outside, the property is set in a private and secluded position behind electric security gates. A generous tarmac driveway provides ample off-street parking for multiple vehicles and leads to a detached stone-built garage with electric up-and-over door.

Skilfully integrated into the landscape, the property enjoys an expansive stone-flagged patio that spans across the front and side, creating an ideal setting for outdoor entertaining and dining. The mature plot is highly secluded, with established trees lining the perimeter for added privacy. A large, south facing level lawn offers additional outdoor space, complemented by a shed, outdoor lighting and power.

The 'in and out' driveway, accessed through a pair of electric gates adds convenience and security to this impressive home located in the very heart of one of Yorkshires most desirable villages.





TENURE

Freehold

COUNCIL TAX

Band G (from internet enquiry)

SERVICES

We understand mains water, electricity, gas and drainage are connected.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared November 2024



NOT TO SCALE For layout guidance only

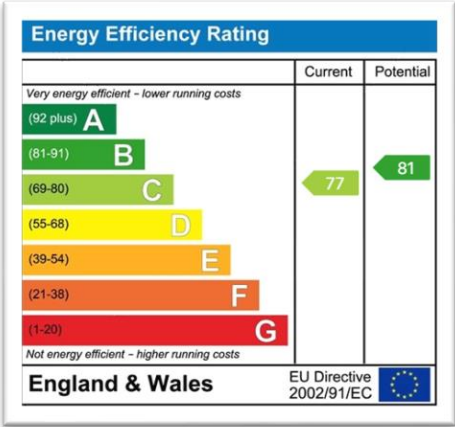


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Premium

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