



Renton  
& Parr

*Premium*

PINE TREE HOUSE | 15 PINE TREE AVENUE | BOSTON  
SPA | LS23 6HA

**£1,300,000** PRICE REGION



## PINE TREE HOUSE, 15 PINE TREE AVENUE, BOSTON SPA, LS23 6HA

**An imposing 5/6 bedroom stone built detached house, occupying an excellent position with gated entrance approached along a tree lined private road in the heart of the village easily accessible to all amenities.**

An exceptional stone-built detached residence, Pine Tree House offers expansive and versatile family accommodation arranged over three well-planned floors, extending to approximately **3,300 sq ft**. Built in 2009 by the highly regarded **Park Lane Homes**, this impressive home is set within a **generous and private plot**, ideally positioned just moments from the vibrant heart of Boston Spa.

Accessed via a **tree-lined private road**, the property enjoys a **secure gated entrance**, leading to extensive **block-paved parking** and a **detached double garage** with twin electric up-and-over doors and useful storage space above. Mature trees and established boundaries provide a sense of privacy and seclusion, with a hand gate offering convenient pedestrian access directly onto the High Street.

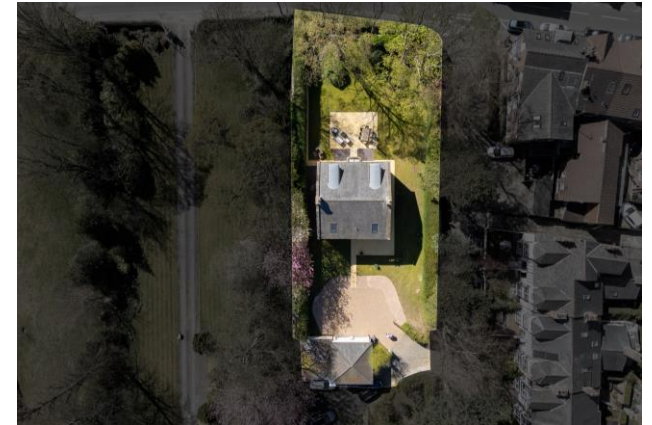
The ground floor offers a superb flow of spacious, light-filled rooms, perfect for modern family living. A welcoming entrance hall leads to a **cloakroom with WC**, a **formal lounge**, separate **dining room**, and a **comfortable sitting room**, offering flexible spaces for entertaining or relaxing. At the heart of the home lies a **stylish and contemporary breakfast kitchen**, fitted with high-quality units and integrated appliances, complemented by a practical **utility room**.

To the first floor are **three generous double bedrooms**, each with its own **en suite bathroom or shower room**, providing ideal comfort and privacy for family members or guests. A further versatile room serves equally well as a **sixth bedroom, guest living space or home office**, offering excellent flexibility to suit individual needs.

The second floor is home to two further spacious rooms, including a large **bedroom with en suite shower room**, and a sixth bedroom/playroom served by a separate **wash room**, making this floor ideal for older children, guests, or as a quiet retreat.

Pine Tree House benefits from **gas central heating, double glazing throughout**, and is presented in good decorative order. The grounds are particularly appealing, with ample outdoor space, and the rare advantage of **direct pedestrian access to Boston Spa's bustling High Street**, with its independent shops, cafés, restaurants, and schools.

This is a **superb family home** of rare quality, combining space, privacy, and convenience in a sought-after village setting.









**TENURE**  
Freehold

**COUNCIL TAX**  
Band G (from internet enquiry).

**N.B.**  
There is a £300 p.a. maintenance charge towards maintenance of road and barrier.

**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.

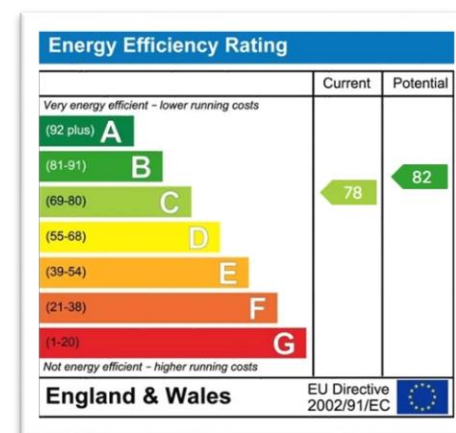
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 April 2025



**Renton & Parr**

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