



Renton
& Parr

Premium

SHELLEY HOUSE | 217 HIGH STREET | BOSTON SPA |
WETHERBY, WEST YORKSHIRE, LS23 6AQ

£1,100,000 OFFERS OVER

SHELLEY HOUSE, 217 HIGH STREET, BOSTON SPA, WEST YORKSHIRE, LS23 6AQ

A superb example of Georgian architecture, this impressive Grade 2 listed 5 bedroom town house has been tastefully modernised and skilfully extended to create a most practical and spacious family home. Sitting proudly within the heart of the Conservation area within the ever popular village of Boston Spa

A distinguished Georgian home in the heart of the village

Shelley House is a truly remarkable five-bedroom Grade II listed townhouse, standing proudly in the very heart of Boston Spa's conservation area. A fine example of Georgian architecture, this elegant home combines period grandeur with the ease and comfort of modern family living. Painstakingly modernised and thoughtfully extended, the result is a beautifully balanced house where character and contemporary design come together in perfect harmony.

Set behind wrought iron railings and a low stone wall, the property is approached via a classic Yorkshire stone path, leading to an original hardwood front door with fanlight above. The impressive entrance hall sets the tone, with its deep skirting boards, original moulded cornice, and rich oak flooring that flows throughout much of the ground floor.

To the front, the sitting room is bathed in natural light from a large walk-in bay window and features a stunning original Georgian fireplace – a focal point for the room. Adjacent, the formal dining room is equally impressive, with a period fireplace framed in marble, illuminated original display cabinets, and French doors that open onto a striking bridge connection to the kitchen.

At the heart of the home, the breakfast kitchen is a triumph of modern design within a heritage setting. Architect-designed and clad in Italian Corten-effect tiles with a green roof, it is both functional and beautiful. Full-height aluminium-framed windows and double patio doors flood the space with light, offering seamless connection to the garden beyond. The kitchen itself is fitted with an extensive range of sleek matt finish wall and base units topped with quartz worktops and includes high-spec integrated appliances such as a Neff double oven, induction hob with extractor, undercounter fridge, freezer, wine cooler, dishwasher, and a ceramic sink. The natural lino flooring adds both style and practicality to this stunning space.

On the lower ground floor, you'll find a versatile study or additional living room with wood-burning stove and a useful adjoining store room. There's also a wine cellar, further storage, and a separate utility room with exposed stone slab flooring and access to a covered side alley leading to both the garden and the front of the property.

Upstairs, the split-level first floor is graced by a beautiful arched window on the half landing, offering views and light in equal measure. The principal bedroom features twin built-in wardrobes and a luxurious en suite shower room with tiled walk-in shower, vanity basin, and WC. Bedroom two, overlooking the rear garden, also benefits from a refitted en suite, with a sleek contemporary suite including walk-in shower, vanity basin, and sensor lighting.

The second floor hosts three further double bedrooms. Bedroom three and four each feature built-in wardrobes, while bedroom five offers loft access and a wash basin – perfect as a guest room or home office. A modern family bathroom completes the upper floor, fitted with a deep enclosed bath with shower above, vanity basin, WC, and sensor lighting, all set against a stylish tiled backdrop.

Outside, the house enjoys a charming front garden with gravel beds, planters, and traditional ironwork. A gated, covered side alley provides practical access to the rear – ideal for bin or bicycle storage. The walled rear garden is a private haven, mostly laid to lawn with patio. A delightful original Georgian stone-built summer house stands at its far end, providing yet another enchanting feature of this extraordinary home.

Retaining its original sash windows – some now fitted with smart internal shutters – and enhanced by modern gas central heating, Shelley House is a rare and beautifully presented period home in a much-loved village setting. Boston Spa's amenities, schools, and riverside walks are all within easy reach, making this a home of both style and substance.







NOT TO SCALE For layout guidance only

Total floor area 306 sq.m. (3,293.7 sq.ft.) Approx

TENURE

Freehold

COUNCIL TAX

Band F (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.

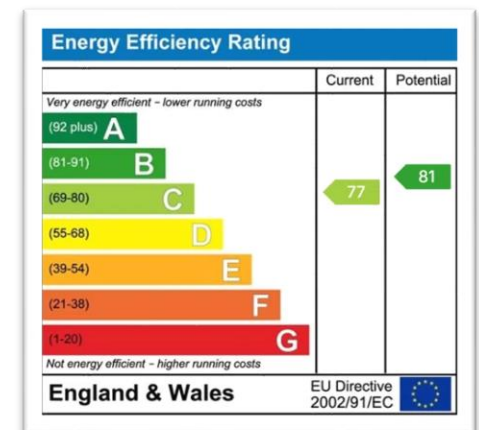
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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 May 2025



Renton & Parr

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