



Renton  
& Parr

*Premium*

WAVERLEY | ST. JOHNS ROAD | BOSTON SPA | LS23  
6DD

**£1,100,000** PRICE REGION

## WAVERLEY, ST. JOHNS ROAD, BOSTON SPA, LS23 6DD

**A truly individual and characterful four bedroom family home offering spacious and flexible accommodation, generous private gardens and a highly desirable location on the fringe of Boston Spa. Rarely do homes of this size and scope come to market – early viewing is strongly recommended.**

An impressive and individually styled four bedroom detached family home occupying a substantial garden plot on one of Boston Spa's most sought after streets, enjoying elevated views towards Clifford.

Extended and improved over the years, "Waverley" now offers generous and versatile living accommodation arranged over two floors, set within mature and private gardens that wrap around the property. The house enjoys a commanding position with open views to the front and an exceptional level of privacy to the rear, benefiting from gas fired central heating and double glazed windows the accommodation briefly comprises:-

To the ground floor, a welcoming entrance lobby with UPVC front door and side windows, attractive tiled flooring. An internal door provides direct access to the integral garage, equipped with light and power, manual up and over door.

Double internal doors from the lobby open into a magnificent Orangery, a well used addition with high vaulted ceiling and extensive double glazed windows to the side and rear, flooding the space with natural light. French patio doors open onto a stone flagged terrace, offering the ideal setting for indoor/outdoor living.

The breakfast kitchen has been thoughtfully refitted with a stylish range of Shaker-style wall and base units, Quartz work surfaces with double inset sink unit, matching upstands and windowsill. Integrated oven with grill, 70/30 split fridge freezer and space for a dishwasher. Tiled flooring flows through into a walk in pantry, with a tiled worktop, shelving and rear-facing window.

The inner hallway, with original portico and front entrance door, leads to a utility room and separate ground floor bathroom fitted with a traditional white suite comprising panelled bath with shower, pedestal wash basin and low flush WC.

Next to the bathroom a ground floor double bedroom, enjoying dual aspect windows to the side and rear, fitted wardrobes, ideal for guests, multi-generational living or flexible use as a study.

Two generously proportioned reception rooms complete the ground floor. The dining room, with a bay window to the front and additional side window, features an attractive fireplace and comfortably accommodates a large dining table and chairs. The formal lounge, also dual aspect, features a large walk-in bay window to the front, a wood burning stove set on a slate hearth and decorative ceiling coving creating a warm and elegant living space.

To the first floor, a bright and airy landing area with rear facing window offers pleasant views over the private garden and provides access to three double bedrooms.

The principal bedroom is notably generous in size, with a large front-facing window enjoying elevated open views towards Clifford and benefits from an en-suite shower room, built-in eaves storage and a separate storeroom.

All bedrooms are served by a well-appointed house bathroom with a white suite and coordinating floor and wall tiling.

To the outside, set behind a stone wall and security gates, the property is approached via a generous block paved driveway offering ample off-street parking and access to the garage.

The mature gardens are a particular feature, wrapping around the side and rear of the home with established hedging and trees offering excellent levels of privacy. A neatly maintained level lawn, landscaped borders and multiple seating areas provide a tranquil and versatile space for outdoor entertaining and dining.

The size of the garden plot offers tremendous scope for future extensions, subject to the necessary planning consents.







Ground Floor



First Floor

NOT TO SCALE For layout guidance only

Total floor area 229.9 sq.m. (2,474.6 sq.ft.) Approx (Including Garage)

### 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.

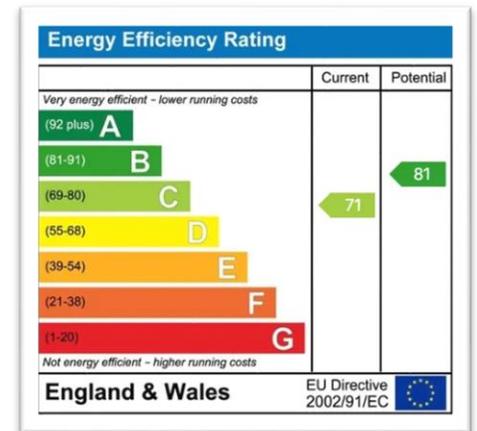
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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 June 2025



EST. 1950

# Renton & Parr

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