



TENURE
Freehold

COUNCIL TAX
Band G (from internet enquiry)

SERVICES
We understand mains water, electricity, and drainage are connected. Heating is via Air Source heat pump.

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

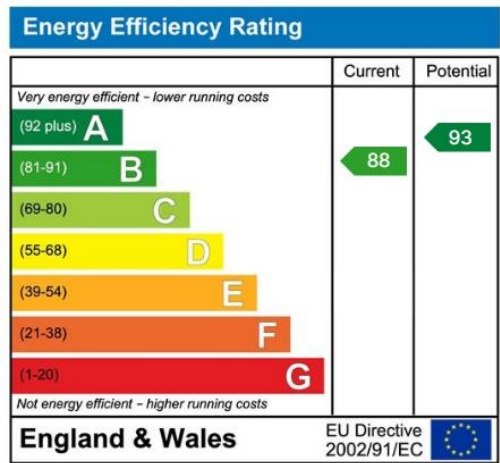
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 September 2025



Little Ribston ~ 3 Green Garth, Spofforth Road, LS22 4WS

A stunning six-bedroom family home, built to an exceptionally high standard using natural stone and featuring bespoke timber sash windows. This elegant home offers spacious interiors, refined styling and a tranquil rural setting, within easy reach of Wetherby, Knaresborough and Harrogate. Located in a highly sought-after village, this property is perfect for families seeking luxury and convenience.

- One of just four executive homes built to a superb standard in recent years
- Spacious open-plan living, dining kitchen area with bespoke cabinetry
- Six double bedrooms including two with luxury en-suite shower rooms
- Villeroy & Boch sanitary ware and quality fittings throughout
- Stunning far reaching countryside views
- Landscaped gardens with generous rear patio and impressive lawned garden
- Integral double garage with block-paved driveway
- Sought after village with excellent road connections via A1(M) and A59
- Conveniently located between Wetherby Knaresborough
- Energy efficient home with air source heat pump

£1,100,000 PRICE REGION

2 6 4

MISREPRESENTATION ACT

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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CHARTERED SURVEYORS
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Premium

All-round excellence, all round Wetherby since 1950

Property Description

A most impressive family residence constructed to an exceptionally high standard in recent years of natural stone with bespoke timber sash windows, forming part of an exclusive development on the edge of the highly sought-after village of Little Ribston. This substantial six-bedroom family home offers refined styling, generous proportions and a peaceful rural setting, all within easy reach of Wetherby, Knaresborough, Harrogate and major transport links.

Internally, the accommodation is arranged over three floors and finished to an exceptional standard, with tasteful neutral décor and high-quality fittings throughout the accommodation in further detail comprises:-

To the ground floor, entrance porch leads to a welcoming entrance hall with oak staircase to first floor, under stairs storage. A well-proportioned sitting room with wood burning stove and French doors opening onto the rear garden, a dedicated study ideal for home working and a magnificent open-plan living, dining and kitchen area extending to 28ft. The kitchen is fitted with bespoke cabinetry, marbled silquartz worktops and integrated Bosch appliances, complemented by a central island and ambient pelmet lighting. A separate utility room and cloakroom complete the ground floor arrangement, with Italian porcelain tiled flooring and plush carpeting throughout with the added benefit of underfloor heating.

To the first floor, an oak staircase rises to a light and spacious landing area where four double bedrooms are served by a stylish family bathroom and two luxury en-suite shower rooms. The second floor offers two further spacious double bedrooms and an additional shower room, all finished with Villeroy & Boch sanitary ware, Hansgrohe fittings and designer heated towel rails.

To the outside, the property benefits from a double block-paved driveway leading to an integral double garage, providing ample parking and storage. The front garden is laid to lawn with well-stocked borders, while the rear garden features a generous paved terrace ideal for "al fresco dining", an impressive level lawn with raised beds, and fencing framing open views across adjacent farmland.

Little Ribston offers a peaceful village lifestyle with excellent connectivity. The A1(M) lies just 3.7 miles away, with Knaresborough, Wetherby and Harrogate all within easy reach. Leeds and York are approximately 16 miles distant, making this an ideal location for those seeking countryside living with urban convenience.

