

FAMILY BATHROOM

4.67m x 2.26m (15'4" x 7'5")

With exposed roof trusses, enamelled bath, wash hand basin, low flush w.c., walk-in shower, heated towel rail and radiator.

TO THE OUTSIDE

Gravelled driveway providing access and parking for several vehicles.

ATTACHED GARAGE / BOILER ROOM

4.72m x 2.87m (15'6" x 9'5")

With double timber doors and interlinear door access at the rear.

GARDENS

Laid principally to the front with wide stone flagged patio area providing excellent outdoor entertaining area and 'al-fresco' dining. Lawned garden with neatly kept laurel hedging, block paved paths and borders. Wood pellet fuel hopper for central heating. There is also a sheltered wall area to the rear laid mainly to gravel with log store.



SERVICES

Mains electricity and water. Biomass boiler and E.V. Solar panels. Private drainage system.

COUNCIL TAX

Band F (from internet enquiry).

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 February 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Wighill ~ The Stone Granary, Wighill Park, Wighill, LS24 8BR

A most charming converted stone built former granary enjoying a delightful parkland setting with far reaching views over undulating countryside, yet conveniently positioned for easy access to neighbouring Tadcaster, Boston Spa and Wetherby.

- Spacious accommodation extending to approximately 2800 sq ft
- Charming period features including exposed stone walls and ceiling beams
- Two reception rooms
- Dining kitchen with units by Jeremy Wood of Wetherby
- Stone flagged floor with underfloor heating
- Principal bedroom suite of bedroom, dressing room, bathroom and nursery/study

£850,000 PRICE REGION FOR THE FREEHOLD



MISREPRESENTATION ACT

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Premium

All-round excellence, all round Wetherby since 1950

WIGHILL PARK, TADCASTER

Wighill is a typical quiet rural village with its own Public House. Wighill Park is situated to the north west of the village. Situated only some three miles from Tadcaster and four miles from the Market Town of Wetherby, where shopping, schooling and sporting facilities are available. Several schools have bus facilities to the village. For the commuter the A64, A1 and A1/M1 link roads are all within approximately ten minutes drive.

DIRECTIONS

Approaching from Tadcaster along Wighill Lane which becomes Church Lane as entering the village. At the sharp right end bend proceed straight across down The Avenue into Wighill Park. After approximately 0.6 miles turn left down a private road. Follow the road for approximately half a mile which leads to a cluster of buildings including The Stone Granary.

THE PROPERTY

The location is quite stunning for those seeking a quiet countryside setting yet close to amenities of Tadcaster, Boston Spa and Wetherby. The Stone Granary retains delightful features including exposed beams and feature stone walling. Solar panel and biomass heating is installed and windows are double glazed with stunning views over surrounding farmland.

The accommodation in further detail comprises :-

GROUND FLOOR

LIVING ROOM

9.07m x 4.32m (29'9" x 14'2")

With double glazed windows to three sides, exposed wooden floor, two radiators, exposed beams, feature exposed stone to wall, wood burning stove serving the living room and family room. Double doors to :-



FAMILY ROOM

8.79m x 4.27m (28'10" x 14'0")

Having open tread staircase to first floor, exposed stone wall features, exposed wooden floor, double glazed windows to two sides including external door, ceiling beams. Step up to :-



DINING KITCHEN

6.22m x 5.94m (20'5" x 19'6")



In keeping with the character of the property, once again exposed stone wall features, there is also a stone flagged floor with underfloor heating, a range of kitchen cupboards and drawers by Jeremy Wood of Wetherby, island bar with cupboards and drawers under, worktop with twin bowl

underset sink and mixer tap, integrated dishwasher, wine rack, Smeg six ring oven in stone recess, two sets of bi-folding doors leading out onto private patio and garden, ideal for entertaining.

LOBBY

Giving access to :-

CLOAKROOM

With low flush w.c., pedestal wash basin, heated towel rail.

Integral access door to garage/boiler room.

FIRST FLOOR

LANDING

Two radiators, exposed ceiling beams.

BEDROOM SUITE

Comprising :-

BEDROOM ONE

5.03m x 4.29m (16'6" x 14'1") max

With exposed roof trusses, picture window to front elevation, French window to rear leading onto a balcony with stone external steps to ground floor. Radiator.



EN-SUITE DRESSING ROOM

3m x 2.74m (9'10" x 9'0")

Including fitted wardrobes having sliding mirror doors, radiator, Velux window.

BATHROOM

3.43m x 3.05m (11'3" x 10'0")

Bath in tiled surround, low flush w.c., pedestal wash basin, radiator.



NURSERY/STUDY

3.43m x 2.82m (11'3" x 9'3")

With gable window enjoying fabulous views, radiator.

BEDROOM TWO

4.29m x 4.04m (14'1" x 13'3")

Double glazed windows to three sides including picture window to gable and views to all three sides. Radiator, exposed roof trusses.



BEDROOM THREE

4.65m x 3.15m (15'3" x 10'4")

Double glazed window to front, radiator, exposed roof trusses, fitted wardrobes.

