



Renton  
& Parr

*Premium*

WHARFE SIDE | BRIDGE ROAD | BOSTON SPA | LS23  
6HD

**£1,750,000** PRICE REGION

## WHARFE SIDE, BRIDGE ROAD, BOSTON SPA, LS23 6HD

**An exceptional contemporary home of striking architectural design, finished to an exacting standard and beautifully positioned to take full advantage of its riverside setting. Offering luxurious accommodation arranged over three levels, the property features high-end bespoke interiors, impressive living spaces, landscaped private gardens and secure gated parking — all within a short walk of Boston Spa High Street.**

Wharfe Side is a truly unique residence built in recent years to an exacting standard. Occupying a prominent position within this highly sought after village enjoying stunning riverside views and peaceful walks on its doorstep. The accommodation is fitted with aluminium framed windows and gas fired central heating in further detail comprises:-

Steps rise to an impressive 8' x 5' aluminium entrance door, opening into a spacious hallway laid with striking Italian ceramic tiles that flow through much of the ground floor, all warmed by underfloor heating. A stylish guest W.C. is fitted with contemporary Lusso sanitary ware and quality Emporio Bagno fixtures consisted throughout this home. To the front, a generous home office with front facing aspect provides an ideal space for working from home, while a separate lounge offers a peaceful retreat overlooking the rear elevation.

A wide opening from the hallway leads into the heart of the home, a bespoke high-end Leicht fitted kitchen with quartz work surfaces, handleless matt finished cabinetry and an abundance of storage. Quality Siemens appliances include an impressive four ovens, dishwasher, induction hob with extractor, and pair of 70/30 split fridge freezers, complemented by a well-appointed butler's pantry. A large central island with heavy block quartz surface incorporates deep drawers and a breakfast bar, with ample space for a family dining table and chairs. This impressive room flows seamlessly into a rotund sitting area, framed by curved windows revealing superb views over the beautifully tended private gardens and the River Wharfe beyond. Bi-folding doors open onto a decked terrace, ideal for outdoor dining and relaxation, together with lighting, sound and power all laid on.

An elegant oak floating staircase rises to the first floor landing, illuminated by a large window and skylight that floods the stairwell with natural light. The principal bedroom benefitting from air conditioning features its own curved sitting area capturing the river outlook, together with a spacious dressing room fitted with floor-to-ceiling wardrobes and a skylight above. A luxurious en-suite bathroom includes a freestanding bath with detachable hand shower, vanity wash basin, large walk-in shower, separate W.C. and a secondary vanity unit. Bedroom two is a comfortable double with dual-aspect windows and its own beautifully finished en-suite shower room, while bedrooms three and four are served by a superbly appointed house bathroom with freestanding bath, walk-in shower, concealed-cistern W.C., vanity basin and high-quality wall and floor tiling.

To the lower ground floor, a staircase down revealing a useful hallway with fitted cloak cupboard, a well-equipped utility/laundry room and a large versatile room suitable for a variety of uses — including a potential fifth bedroom — complete with its own en-suite bathroom and front-facing window. An integral double garage with electric roller door features matching floor tiles and connects through to a fitted gym with multiple windows and air-conditioning. Double internal doors open into a spacious tiled plant room and store housing the wall-mounted gas boiler, pressurised cylinder and underfloor heating manifold.

To the outside, the property enjoys a quiet position off Bridge Road, set behind electric security gates and an attractive stone boundary wall. A generous resin driveway provides ample off-street parking for multiple vehicles and leads to the integral double garage. The gardens are as impressive as the house itself — beautifully designed, meticulously maintained and planted with an array of shrubs, flowers and specimen trees. Secure raised boundaries and established laurel hedging provide excellent privacy, while a side staircase leads up to the raised patio with direct access from the kitchen.

Built to an exacting standard with architectural flair and a focus on maximising its exceptional riverside setting, this remarkable home offers space, quality and craftsmanship in abundance, all within a short walk of the vibrant amenities of Boston Spa High Street.

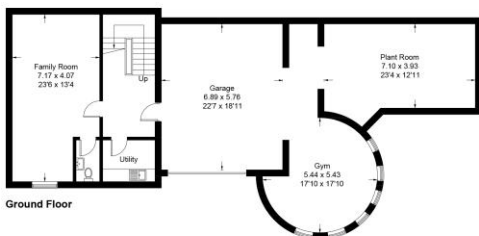




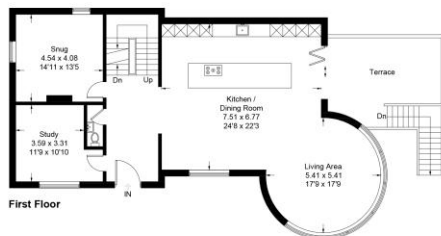
Wharfedale, Bridge Road, Boston Spa, LS23  
 Main House = 326.3 sq m / 3512 sq ft  
 (Including Gym)  
 Garage / Plant Room = 68.2 sq m / 734 sq ft  
 Approximate Gross Internal Area = 394.5 sq m / 4246 sq ft



Second Floor



Ground Floor



First Floor

illustration for identification purposes only, measurements are approximate, not to scale  
 Pursuant to RICS Property Measurement 2nd Edition  
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**TENURE**  
 Freehold

**COUNCIL TAX**  
 Band G (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.

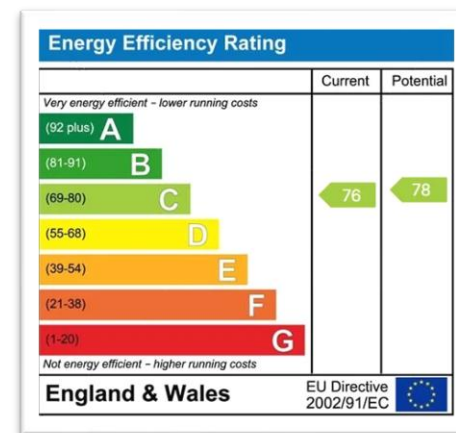
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 2026



**Renton & Parr**

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