



225 High Street
BOSTON SPA



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Standing proud in a prominent spot on the high street in the popular village of Boston Spa, this stunning Georgian property dates to the 1750s and is a much-loved part of the local architecture.

This Grade II listed stone residence which once served as a boutique hotel many moons ago, boasts trademark tall ceilings and charming period features throughout.

From the striking bay windows across all three storeys to a traditional style Burlington bathroom, each room has been sympathetically renovated and finished to a high standard with a nod to the era.



A Warm Welcome

Versatile living spaces and a private south-facing courtyard garden add to the appeal of this unique family home - ideal for those seeking a lifestyle close to desirable local amenities without compromise on style and originality.

As first impressions go, prepare to be delighted by the neat, gravelled courtyard and stone path beyond the gate that leads you to a striking red front door.

The arched window illuminates a long entrance hall with the staircase straight ahead and built-in storage can be found tucked behind decorative doors.

Signature tall ceilings that feature throughout are evident from the moment you step inside, and deep-set doorways to the left will reveal the ground floor reception rooms.





Timeless style

The kitchen is positioned at the rear, with a full height side door providing exterior access and allowing plenty of natural light alongside the miniature bay window with electric blinds fitted for convenience.

Timeless green shaker style cabinetry combined with wooden worktops wrapped around the iconic AGA range cooker oozes modern farmhouse style.

Integrated appliances are concealed for a slick finish, and the space is rounded off with a tiled floor for ultimate practicality.





Beautiful Bay

Occupying the huge ground floor bay window at the front of the property is the formal lounge - a beautifully tranquil space finished in neutral tones and a soft carpet for comfort.

Wooden shutter blinds and a grand ornate fireplace housing a cosy log burner finish the room to perfection.





Space to Evolve Below

Directly below the lounge on the lower ground floor, you'll find a symmetrical reception room also following the curve of the bay window.

Currently arranged as a family/dining room with a connected bedroom next door, this charming downstairs space comes complete with an ornamental fireplace, which cannot be connected to the working chimney above, and access to a storeroom creating a versatile setting that can adapt effortlessly as family life evolves.

Whether it's a private bedroom with its own en-suite shower room, or even a home office and snug lounge adapted for independent living, the possibilities are endless with a generous floorplan to experiment with.





A Georgian Gem

As you ascend another storey to the first floor, on the half landing you'll access the family bathroom - an exquisite four-piece Burlington suite that perfectly encapsulates the era of the property.

Bursting with period inspired features from the marble-topped wash basin to the high-level cistern W.C, and a roll top slipper bath that takes centre stage.

Complete with a separate rainfall shower and traditional chrome hardware, olive green wooden panelling finishes the room to a luxury standard.





Generous Sleep Space

Continuing with all the hallmarks a Georgian property has to offer, the master bedroom at the front benefits from the light and quaint high street views from the third shuttered bay window.

The generous floorspace includes quirky alcoves and tall ceilings finished with decorative coving. Tucked away in the corner, you'll find a slick en-suite shower room complete with a three-piece modern white suite and chic grey tiles.





Two further bedrooms on the first floor include a large double and a small single, which is currently used as a dressing room but would also make an ideal nursery.

Both have charming large sash windows to inject character to the blank canvas spaces, ready and waiting to write the next chapter in the home's history.





Secret Garden Setting

Having outdoor space to enjoy on the high street is a premium that is often compromised. However, the plot here is complete with a delightful walled courtyard garden to accompany the magnificent house.

Following the gravelled drive leading to your private parking and garage, the boundary is adorned with pretty foliage, a mature Acer tree and well-stocked flower beds that burst to life in Spring. Its desirable south-facing position also ensures the sunshine can be enjoyed well into the evening in the summer months.

Laid with an immaculate Indian stone patio, it's the perfect spot for hosting and relaxing in all weathers thanks to the timber summerhouse offering panoramic views and a sheltered space for comfortable seating.





Area to Explore

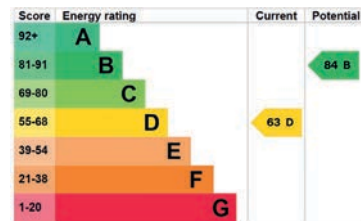
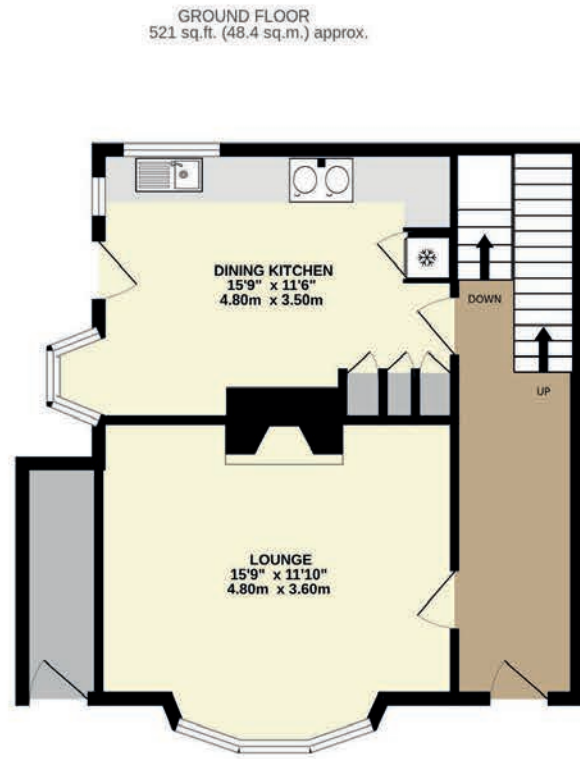
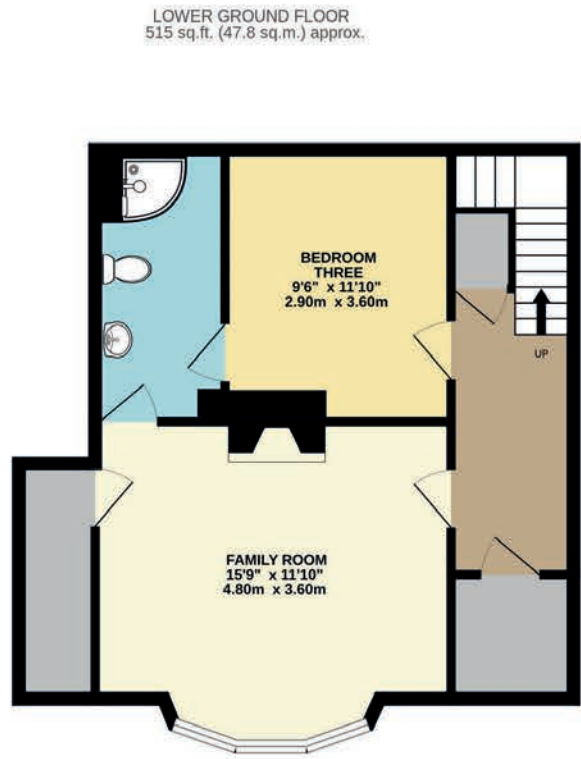
After only a short stroll down the high street of Boston Spa, you'll understand why the location is so sought after.

The village itself is well stocked with every convenient amenity, while the A1 is just a few minutes away, offering easy transport links to the highlights of Yorkshire's towns and cities including Wetherby, York, Leeds and Harrogate.

Within this highly regarded conservation area, you'll find many places to eat and drink not far from your doorstep, with special mentions from the locals including Tom Foolery for the best coffee and a fine brunch offering, Thai Chokdee for authentic Asian cuisine and Cora for contemporary restaurant dining.

An excellent catchment area for primary and secondary schooling is another bonus, along with the calendar of seasonal events such as the annual gala and weekly jazz nights adding to the strong community feel.





TOTAL FLOOR AREA : 1604 sq.ft. (149.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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225 HIGH STREET KEY FEATURES

- Grade II Listed Four-Bedroom Georgian Residence
- Elegant Three Storey Living with Exceptional Period Character Throughout
- Stylish Shaker Kitchen with AGA Range Cooker and Integrated Appliances
- Beautiful Bay Fronted Lounge with Cosy Log Burning Stove
- Versatile Lower Ground Floor with Family Room, Bedroom and En-Suite Shower Room
- Master Bedroom with Charming Bay Window and Contemporary En-Suite
- Luxurious Burlington Family Bathroom with Roll Top Bath and Separate Rainfall Shower
- Delightful South-Facing Walled Courtyard Garden with Summerhouse
- Parking and Detached Garage Set Behind Gravelled Entrance
- Prime High Street Position Within Walking Distance of Wonderful Village Amenities
- Freehold Property and Council Tax Band F





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 WHAT3WORDS: topical.rural.walled

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