



## HIGH MOOR MEWS LEEDS ROAD

TADCASTER, LS24 9NE

£625,000  
FREEHOLD

Nestled in the charming village of Toulston, Tadcaster, this exquisite barn conversion with countryside views at High Moor Mews offers a unique blend of rustic charm and modern living. Spanning an impressive 2,365 square feet, this property boasts ample space for families or those who enjoy entertaining.

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# HIGH MOOR MEWS LEEDS ROAD

• Modern Barn Conversion • Rural Setting • Four Generous Bedrooms • Open Plan Living • Stunning Countryside Views • Cosy Log Burner • Set Over 2365 Sqft • Walking Distance to Tadcaster Grammar School • Excellent Travel Links • Double Garage



This exceptional link detached barn conversion is set in a tranquil semi-rural location and offers over 2,365 square feet of bright, spacious living space. With a log burner, south-facing gardens, and stunning views, it is truly remarkable.

Upon arrival, the property makes an unforgettable first impression. You enter through the entrance hall, which leads to a generous formal living room featuring a log burner. There is also a convenient guest WC. The open-plan kitchen, living, and dining area includes a snug, creating a fantastic space for socialising.

The kitchen is equipped with fitted appliances and features a central island, a wine fridge, and provides access to the garden. You'll appreciate the beautiful beams that add character and charm to the space.

Upstairs, the home boasts four spacious bedrooms, along with a modern house bathroom that includes both a separate shower and bath.

Set within beautifully landscaped gardens, the property offers various outdoor seating and entertaining areas.

With picturesque views across open farmland, it provides a perfect private setting for relaxation or gatherings. The front garden is adorned with plants, shrubs, and flowers, while the property also features a driveway and a double garage.

This stunning property, filled with charm and character due to its exposed beams, is not to be missed.

In 2004, planning approval was granted to construct a bedroom and bathroom above the garage.

## ENVIRONS

High Moor Mews is situated in the peaceful countryside of Toulston, offering a tranquil setting with excellent access to nearby Tadcaster, York, and Leeds. Surrounded by open farmland and scenic walking paths, this location provides a unique combination of rural seclusion and convenience, with easy commuting options via the A64 and A1(M).

Tadcaster, close by, offers everyday amenities and educational facilities, while York and Leeds provide extensive shopping, dining, and rail connections, including direct trains to London. The surrounding area features charming villages and popular country pubs, making it perfect for those seeking a relaxed yet well-connected lifestyle.

## REASONS TO BUY

- Desirable Location
- Link Detached Barn Conversion
- Breath-taking Open Plan Living
- Four Spacious Bedrooms



- 2365 Sqft
- South Facing Garden
- Double Garage
- Easy Access to A64 and A1

#### SERVICES

We are advised that the property has mains water and electricity.

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

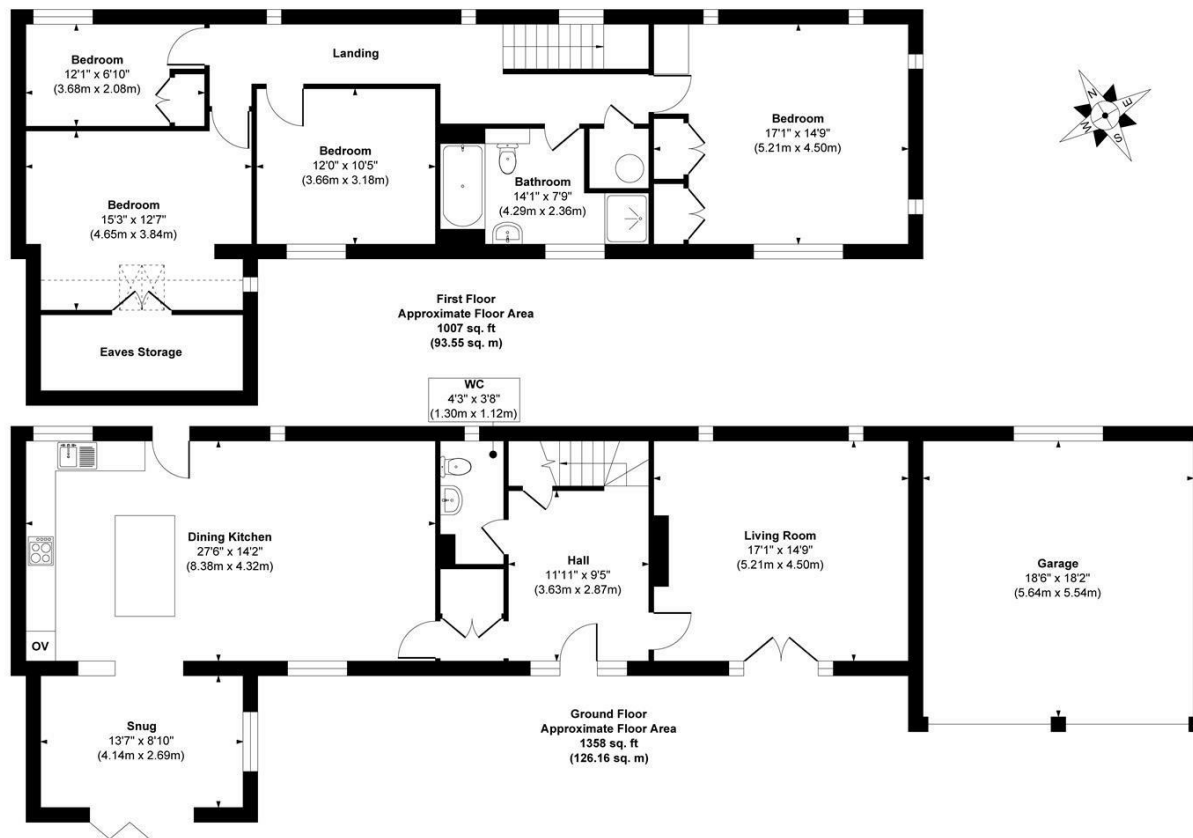
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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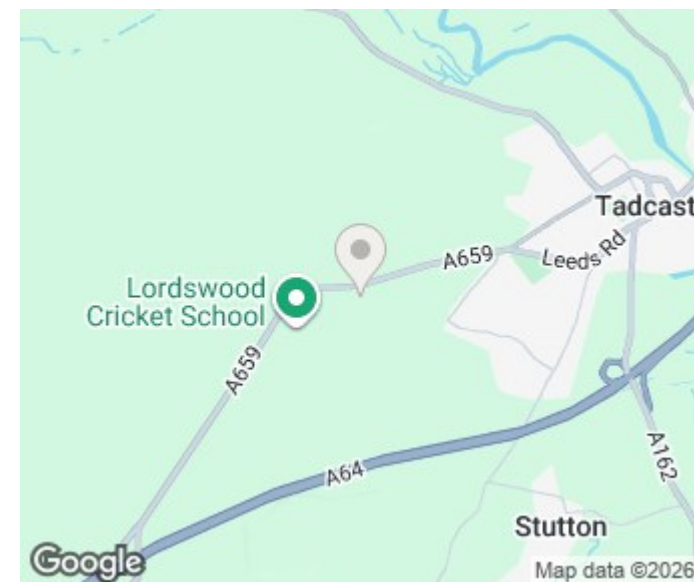




**Approx. Gross Internal Floor Area 2365 sq. ft / 219.71 sq. m**

Illustration for identification purposes only. measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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**MONROE**

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