



8 Wharfe Grove, Wetherby, LS22 6HA



Key Features

- Exceptional five/six bedroom family home
- Stunning Open plan kitchen with Bifolding doors
- Four reception rooms, including oak garden room
- Luxury principal suite with dressing area
- Two versatile second floor rooms
- Professionally landscaped south facing gardens
- Detached studio, treehouse and gazebo
- Electric gates, driveway and integral garage
- Prime cul-de-sac location near the town centre



A truly exceptional five/six bedroom family home, set within beautifully landscaped grounds and thoughtfully extended and renovated to an outstanding standard, all within easy walking distance of Wetherby town centre.







Occupying a prime position at the head of a peaceful cul-de-sac in one of Wetherby's most sought-after residential locations, just off Linton Road, this remarkable home is approached via electric gates opening onto a generous driveway providing ample parking for several vehicles, together with access to an integral garage.

A bespoke arched entrance door opens into an inviting reception lobby with built-in storage and underfloor heating, setting the tone for the quality and craftsmanship found throughout the property. Beyond lies a stunning open plan kitchen, designed as the heart of the home and perfectly suited to modern family living and entertaining. Flooded with natural light through expansive Bi-folding doors opening onto the south facing garden, the kitchen features underfloor heating, a magnificent central island, granite worktops, a pantry cupboard and an extensive range of integrated appliances including a Rangemaster double oven, AEG fridge/freezer, dishwasher and drinks fridge.

Flowing seamlessly from the kitchen is the dining room, with wood burner which enjoys views over the front garden. The kitchen also provides access to a well-appointed utility room, with space for a washing machine and tumble dryer, alongside a stylish ground floor shower room.

An inner hallway, with a bespoke side door leading to the garden, provides access to two further reception rooms and an impressive oak-framed garden room. To the front of the property, a versatile sitting room with fitted cabinetry offers an ideal playroom, snug or home office. To the rear, the elegant living room features a marble fire surround and working open fire, with delightful garden views, opening through double glazed doors into the recently added oak framed garden room. This superb space benefits from underfloor heating, a log burning stove and panoramic views across the landscaped gardens, creating a wonderful setting to relax and unwind throughout the seasons.

The first floor offers a generous landing leading to four well-proportioned double bedrooms. The principal suite enjoys tranquil views over the rear garden, and features a walkthrough dressing room and fitted wardrobes, one of which cleverly conceals the entrance to a luxurious ensuite bathroom. Beautifully appointed, the ensuite benefits from underfloor heating, marble tiling, a freestanding bath and a separate walk-in shower. A contemporary house bathroom, also with underfloor heating and a four-piece suite, serves the remaining bedrooms.

A further staircase rises to the second floor, where two additional rooms provide excellent flexibility for modern living. One room is ideally suited as a home office, dressing room or occasional bedroom, while the other is a lovely bedroom with far reaching views over the River Wharfe. Both contain useful built in storage cupboards enhance the practicality of this level.

The gardens are a particular highlight of the property, having been meticulously designed by Jo Manfredi-Hamer of Boston Spa and stunningly landscaped. An abundance of mature trees and carefully curated planting creates a private and enchanting outdoor environment, complemented by a striking water feature, thoughtfully positioned pathways and subtle outdoor lighting that beautifully illuminates the gardens after dark.

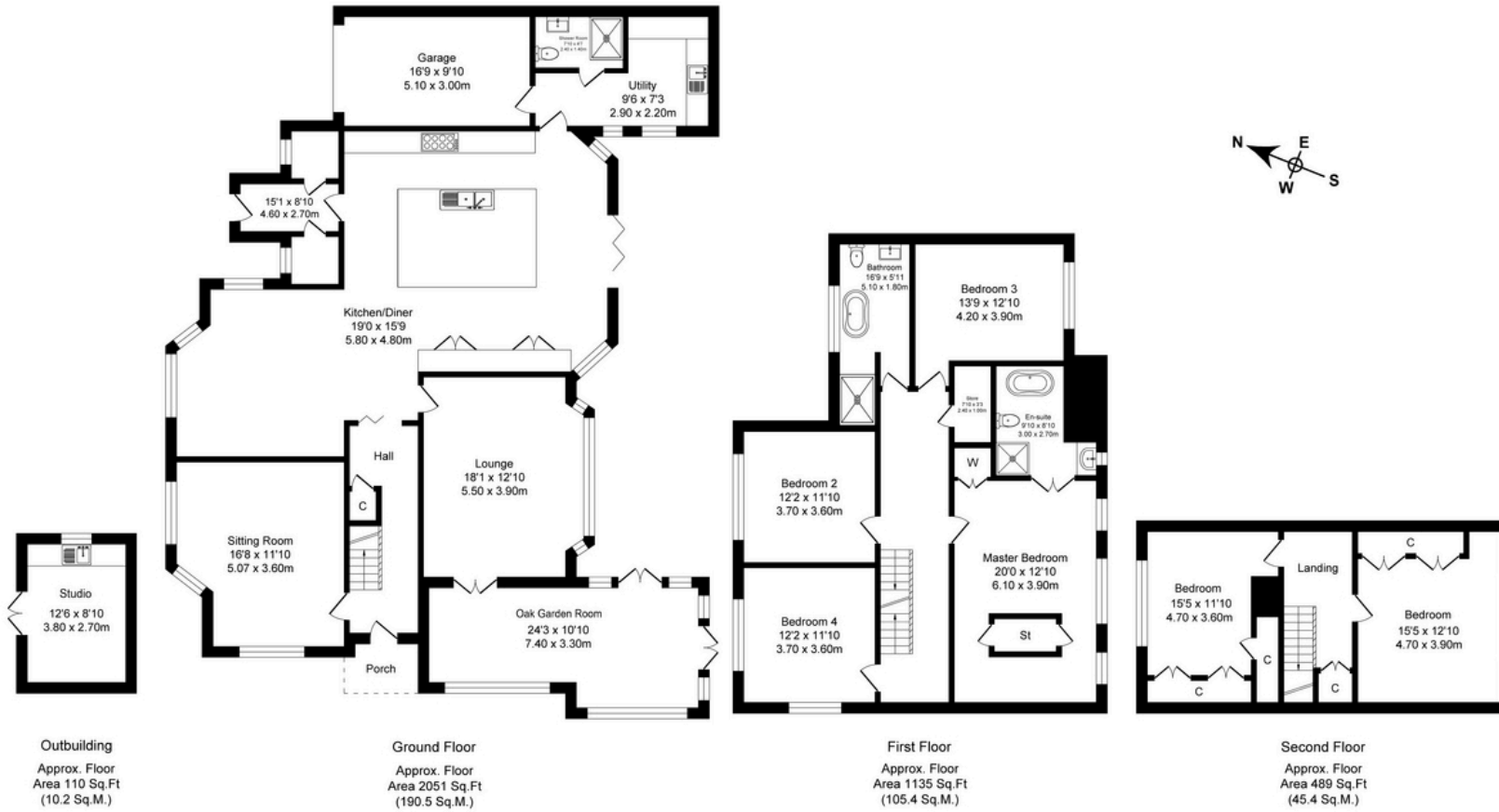
A detached studio offers an ideal space for home working, creative pursuits or a hobby room, overlooking the garden. Beyond, a charming treehouse and wooden gazebo provide the perfect setting for family enjoyment, with the gazebo offering an ideal space for a hot tub. The south-facing gardens have been designed for both entertaining and everyday family life, creating a truly exceptional outdoor retreat.

Situated in one of Wetherby's most prestigious residential addresses, the property enjoys the convenience of being within easy walking distance of the town centre. The thriving market town of Wetherby offers an excellent range of independent shops, restaurants, cafés, bars and supermarkets, alongside a selection of highly regarded schools. The property is also ideally positioned for commuters, with excellent access to Leeds, York, Harrogate and the region's motorway network, while beautiful riverside walks and open countryside are close at hand.

Services: We are advised that the property benefits from mains water, electricity, gas and drainage, together with broadband connectivity.

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 Total Approx. Floor Area 3785 Sq.ft. (351.5 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	60
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Tenure Type: Freehold
Council Tax Band: G
Council Authority: Leeds City Council

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