



TENURE
Freehold

COUNCIL TAX
Band (to be confirmed) (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.

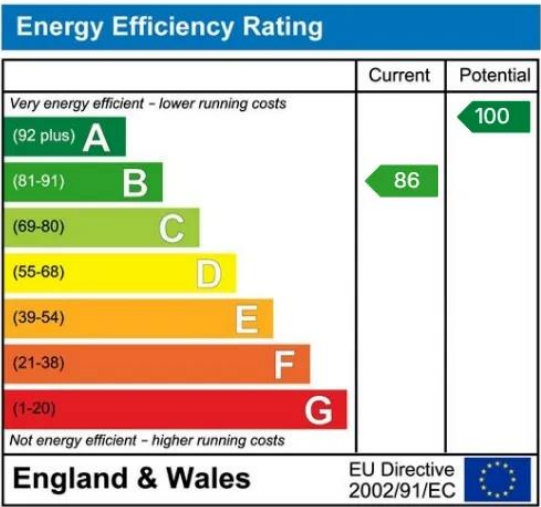
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 September 2025



Scarcroft ~ 1 Grange Cottages, Wetherby Road, LS14 3HH

An exceptionally spacious end of terrace, beautifully renovated and significantly extended to offer stylish, energy efficient living with breath taking countryside views. Set back behind electric security gates, this high-spec home blends contemporary comfort with rural charm and is offered to the market with no onward chain. Early viewing advised.

- Beautifully renovated and significantly extended four bedroom home
- Privately positioned behind secure electric gates just off Wetherby Road
- Stylish open-plan dining kitchen with Bosch appliances and large central island
- Triple-glazed aluminium patio doors revealing uninterrupted countryside views
- Air source heat pump and solar panels with 10kW battery for energy-efficient living
- Underfloor heating throughout the ground floor
- Four spacious bedrooms including principal with Juliet balcony and luxury en-suite

£750,000 OFFERS OVER

2 4 2

MISREPRESENTATION ACT

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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Premium

All-round excellence, all round Wetherby since 1950

Property Description

A truly exceptional end of terrace family home, recently renovated and significantly extended to an exacting standard, offering contemporary living in a charming countryside setting. Positioned behind electric security gates just off Wetherby Road, this beautifully appointed home forms one of three characterful cottages, enjoying generous gardens and uninterrupted views over rolling farmland.

The property benefits from a host of modern efficiencies including air source heat pump, solar panels, 10kW battery storage EV charging and underfloor heating to the ground floor and bathrooms. Triple-glazed aluminium windows and patio doors allow natural light throughout, while a large stone-flagged terrace provides seamless indoor-outdoor living, perfect for entertaining. The accommodation in further detail comprises:-

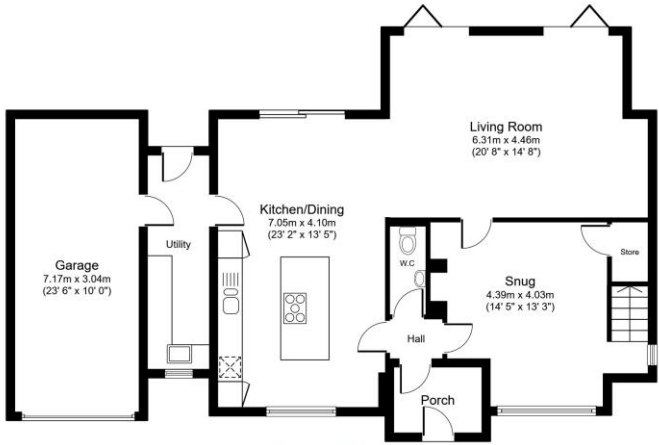
To the ground floor a welcoming porch leads into a spacious hallway with useful understairs storage and a stylish guest W.C. A cosy lounge with bay window and wood-burning stove offers a warm retreat, complemented by a staircase rising to the first floor. The heart of the home lies in the superb open-plan living, dining kitchen, the kitchen has been thoughtfully designed and fitted with handleless cabinetry, quality Neff appliances and a large central island with breakfast bar. Herringbone style flooring flows throughout with underfloor heating into a comfortable dining and separate living area.

A generous utility room with matching units and worktops provides practical space for laundry and storage, with internal access to the integral garage featuring electric door and housing the home’s advanced energy systems.

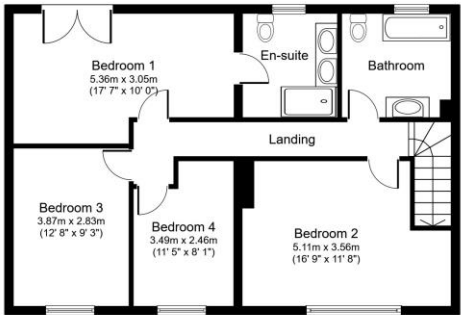
To the first floor, a bespoke oak staircase leads to a bright landing serving four well-proportioned bedrooms. The principal suite enjoys a Juliet balcony with far-reaching views and a luxurious en-suite shower room with high end fixtures and fittings. Three further bedrooms are served by a beautifully appointed house bathroom, again enjoying countryside vistas.

Externally, the front garden is newly laid to lawn with mature shrubs and wrought iron railings adding charm and privacy. The rear garden is generous, with a low fence boundary designed to maximise the stunning outlook. Multiple access points from the living areas open onto the expansive patio—an idyllic setting for alfresco dining.

Offered to the market with no onward chain, this remarkable home must be viewed to be fully appreciated.



Ground Floor



First Floor



NOT TO SCALE For layout guidance only
Total floor area 190.4 sq.m. (2,049 sq.ft.) Approx (Including Garage)