



Greenacres
9 Spofforth Hill, Wetherby LS22 6SF



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Greenacres occupies a substantial plot on a prime residential location - a combination rarely available. The property now offers a number of exciting possibilities. Greenacres is a home of stature, character and scale - ready to be reimaged for the next generation. Whether restored as an elegant family residence or repositioned as a high-end development opportunity, this is a property of genuine significance within the Wetherby market.

Situation & Description

Set within expansive, private south-facing gardens and approached via a generous driveway with extensive garaging, Greenacres represents a landmark family home of scale and character. Now requiring modernisation, the property offers remarkable scope for enhancement, reconfiguration, or potential redevelopment (subject to necessary consents), making it equally compelling for discerning owner-occupiers and developers alike.

Spofforth Hill remains one of Wetherby's most desirable residential settings - peaceful, established and conveniently positioned. The thriving market town centre offers boutique shops, restaurants, cafés and highly regarded schooling. For commuters, excellent connectivity provides swift access to Leeds, York and Harrogate, alongside immediate links to the A1(M) motorway network.

The Property

GROUND FLOOR

ENTRANCE HALL A generous and welcoming reception space, setting the tone for the scale of the home. A charming leaded-light French window opens onto the rear terrace and gardens, filling the hall with natural light. Understairs storage is discreetly positioned.





CLOAKROOM Fitted with WC and pedestal wash basin, with leaded-light window to the front elevation.

SITTING ROOM A magnificent principal reception room centred around an original Inglenook fireplace with open fire. Dual-aspect leaded-light windows, including a large bay, create a beautifully light yet atmospheric setting - ideal for formal entertaining or relaxed family living.

DINING ROOM An elegant formal dining space with large rear-facing bay window overlooking the gardens. A limestone open fireplace and fitted alcove cabinetry enhance the period charm.

KITCHEN Fitted with a range of wall and base units with work surfaces over, incorporating a Range cooker with extractor hood, central island, integrated dishwasher and space for an American-style fridge freezer. The layout offers clear opportunity for enlargement or open-plan reconfiguration, subject to design preference.

BREAKFAST ROOM A versatile secondary reception room with open fireplace and dual-aspect windows. Ideal as an informal sitting room, family snug or open-plan kitchen extension (subject to planning). Access leads to a front lobby and walk-in pantry.

FIRST FLOOR

LANDING A bright and spacious landing with leaded-light window to the front aspect.

PRINCIPAL DOUBLE BEDROOMS (FOUR) four well-proportioned bedrooms occupy the first floor, many benefitting from fitted wardrobes, ornamental fireplaces and attractive views across the gardens. The proportions throughout reflect the home's period heritage.

BOX ROOM/STUDY Located under the eaves, ideal as a nursery, dressing room or private home office.

BATHROOMS AND CLOAKROOM Two family bathrooms and a separate cloakroom serve this floor, offering clear scope for luxury reconfiguration into contemporary bath or shower suites.

SECOND FLOOR

DOUBLE BEDROOMS (TWO) The bedrooms are positioned on the upper level, each with rear-facing windows and useful storage cupboards. This floor lends itself to guest accommodation, teenage suites or potential conversion into a principal suite (subject to renovation plans).



Gardens & Grounds

Greenacres sits within substantial mature grounds - a defining feature of the property.

- Private driveway with extensive parking and turning space
- Established front gardens with mature trees ensuring privacy
- Exceptional south-facing rear garden with well-stocked borders
- External water supply
- Double coal bunker
- Patio terrace ideal for outdoor entertaining
- Side allotment area with greenhouse

Garaging

SINGLE GARAGE with access to loft, power and lighting

DOUBLE GARAGE with power and lighting

The existing garaging footprint presents further opportunity for redevelopment, annex creation, or replacement (subject to planning consent).

General Information

COUNCIL TAX Band G

Spofforth Hill, Wetherby, LS22

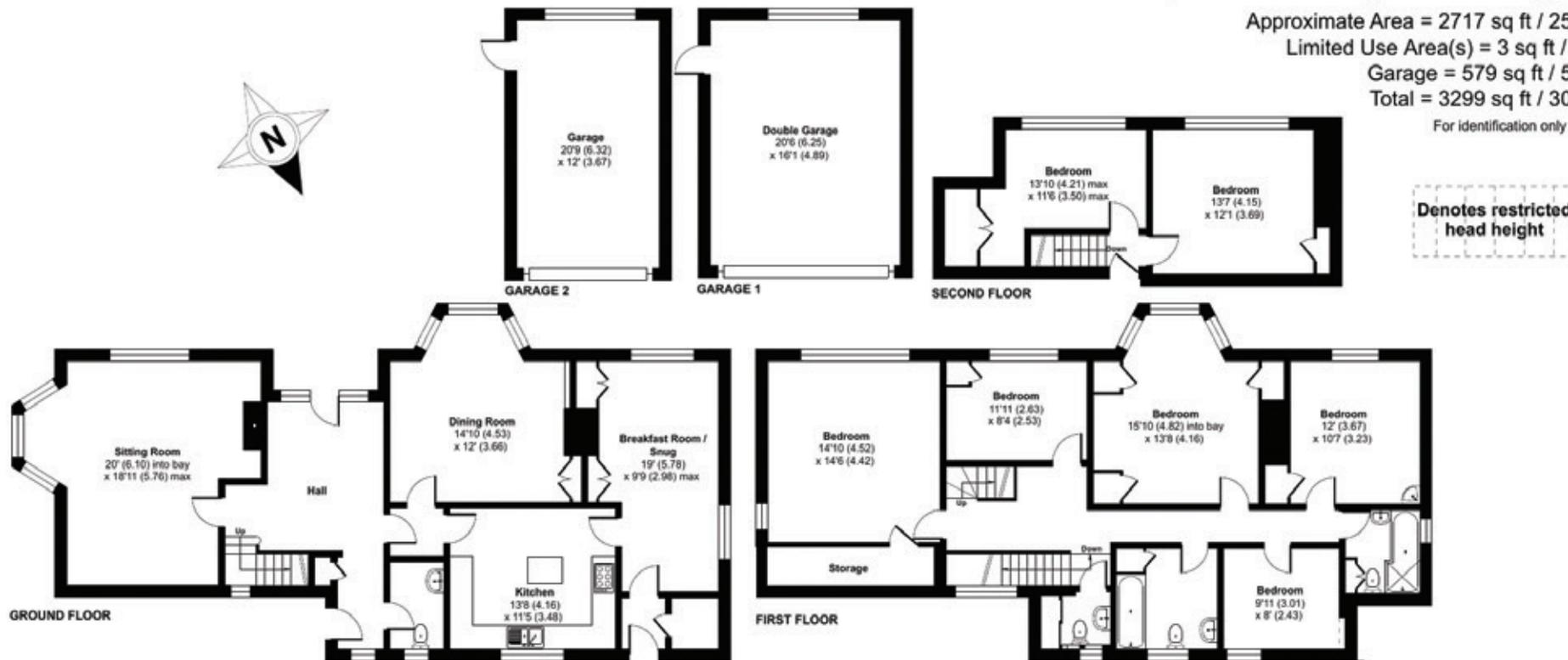
Approximate Area = 2717 sq ft / 252.4 sq m

Limited Use Area(s) = 3 sq ft / 0.2 sq m

Garage = 579 sq ft / 53.7 sq m

Total = 3299 sq ft / 306.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Thomlinsons. REF: 1422182

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