







Thorp Arch ~ 4 Thorp Arch Park, Nr Boston Spa, Wetherby, LS23 7AN

Offers Over £1,100,000

A substantial five bedroom two bathroom detached family house occupying a favourable corner position within this highly regarded residential development, standing in generous private gardens extending to approximately one third of an acre and adjoining open farmland to the rear.

Bedrooms: 4 | Bathrooms: 2 | Receptions: 2

Council Tax Band: G

Tenure: Freehold









Property Description

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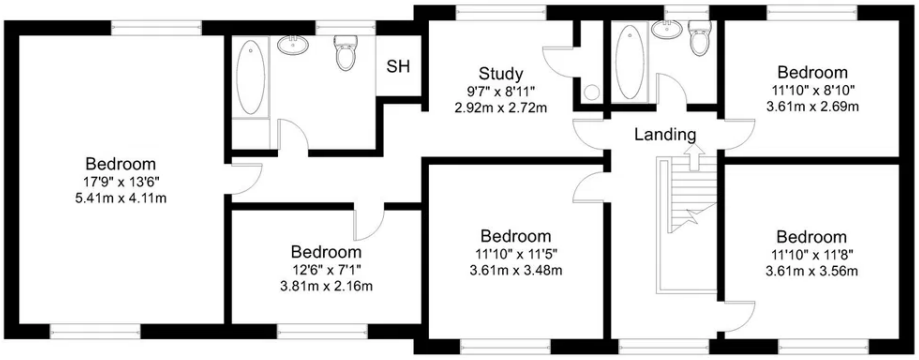
Enjoying a particularly private setting, this much-loved family home is being offered for sale for the first time in over 53 years. The property has been thoughtfully extended over the years to provide spacious and versatile accommodation, whilst offering considerable scope for further modernisation and the opportunity for a purchaser to create a home in their own individual style.

The accommodation is approached via an entrance porch which leads into a welcoming reception hall. The generously proportioned through lounge features a marble fireplace and patio doors opening onto the rear garden, whilst the separate sitting room has an archway leading through to a dining area, creating an excellent arrangement for both family living and entertaining. The kitchen is fitted with a range of oak-fronted units, tiled walls and a useful pantry, with a cloakroom completing the ground floor.

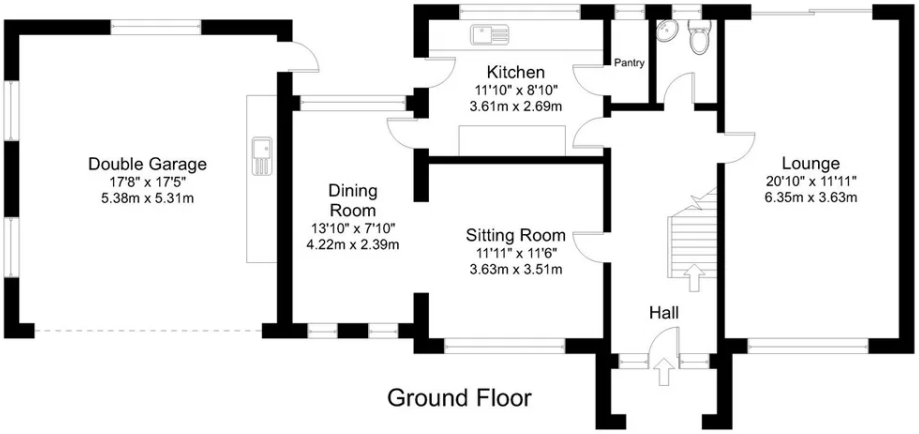
To the first floor, the landing provides access to five bedrooms and the house bathroom, together with a drop-down ladder giving access to a part-boarded and insulated loft. The principal bedroom is of particularly good proportions and enjoys a dual aspect, forming part of a useful suite incorporating a four-piece bathroom and a further bedroom which provides flexibility as a dressing room or study. There are three further double bedrooms and an additional sitting area, together with the house bathroom.

Outside, the property occupies a generous and established corner plot, well screened by mature hedging which affords a high degree of privacy. A driveway provides ample off-road parking and leads to the integral double garage, fitted with an electric up-and-over door.

The gardens are a notable feature of the property, extending to over one third of an acre and being principally laid to lawn, with established planting, fruit trees and a summer house. The rear garden adjoins farmland and enjoys a pleasant open aspect, further enhancing the sense of space and privacy.



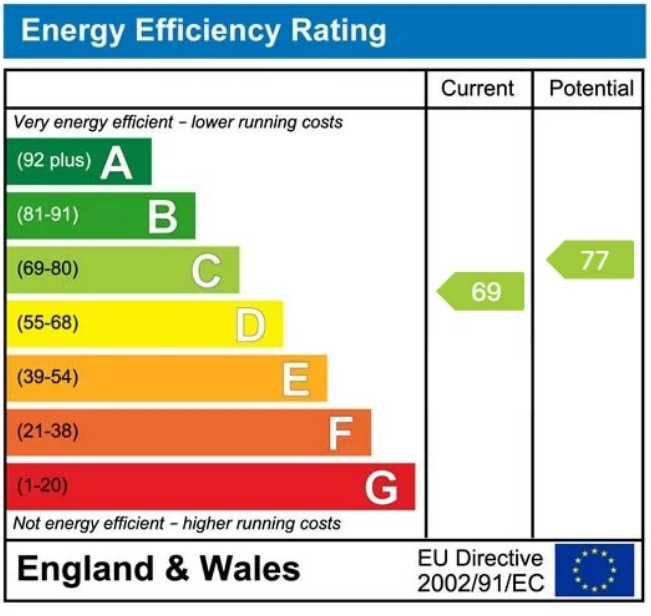
First Floor



Ground Floor

Gross internal floor area excluding Double Garage (approx.): 180.9 sq m (1,948 sq ft)
Gross internal floor area including Double Garage (approx.): 211.6 sq m (2,278 sq ft)
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.





Details prepared October 2026

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.

ANTI-MONEY LAUNDERING CHECKS

We are required by HMRC to carry out Anti-Money Laundering (AML) checks on all buyers prior to contract.

These checks are conducted via Movebutler, who will apply a non-refundable charge of £35.00 per person (inclusive of VAT) once an offer has been accepted. In addition, we will need to obtain satisfactory evidence of funding.

This is now a standard requirement for all buyers. Please note that we are unable to mark a property as sold subject to contract until the AML checks have been completed successfully and the required documentation has been received.

VIEWINGS

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

MISPREPRESENTATION ACT

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3. No person in the employment of Renton & Parr Ltd has authority to make or give any representation or warranty whatever in relation to this property.







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