



16 Priest Hill Gardens, Wetherby

£725,000 Guide Price



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An exceptional extended family home occupying a delightful plot with beautifully landscaped gardens, forming part of a select cul-de-sac on the northern fringe of the highly regarded market town of Wetherby. This substantial five-bedroom detached residence offers superbly appointed and exceptionally versatile accommodation, complemented by extensive driveway parking, a detached double garage and excellent potential for annexe-style living. Externally, the property enjoys superb kerb appeal with manicured front gardens, an attractive timber entrance canopy and extensive driveway parking leading to a detached double garage. The landscaped rear garden has been thoughtfully designed for entertaining and relaxation, featuring expansive paved terraces, a superb circular timber gazebo seating area, manicured lawns and established architectural planting which together create a wonderfully private outdoor setting. The property is ideally positioned within easy reach of Wetherby town centre, highly regarded local schooling and excellent transport connections including the A1(M), providing convenient access to Leeds, York(M) and Harrogate. This is a rare opportunity to acquire a significantly enhanced and highly versatile detached family home in one of Wetherby's most desirable residential locations.

Having been significantly enhanced and substantially extended by the current owners, the property now provides stylish and flexible living space ideally suited to modern family life, seamlessly blending elegant reception rooms with impressive open-plan entertaining areas and generous bedroom accommodation throughout. Whilst the property functions effortlessly as one cohesive family home, the thoughtfully designed extension also offers exciting potential for self-contained annexe accommodation, perfectly suited to multi-generational living, dependent relatives, guests or those working from home. A welcoming reception hall with guest WC and staircase to the first floor sets the tone for the quality of accommodation throughout. The principal lounge is generously proportioned and enjoys excellent natural light from dual aspects, centred around a contemporary feature fireplace with French doors opening directly onto the rear garden and patio, creating a superb space for both relaxing and entertaining.

Council Tax band: F

Tenure: Freehold



At the heart of the home is a superb open-plan dining kitchen featuring stylish contemporary cabinetry, a range of integrated appliances, quality work surfaces and a premium instant boiling water tap, together creating an impressive sociable space perfectly designed for modern family living and entertaining. A substantial central breakfast island provides additional seating and preparation space, whilst the kitchen flows effortlessly into a stunning dining and family area beneath vaulted ceilings with skylight windows, flooding the space with natural light. French doors open directly onto the rear terrace, seamlessly connecting the interior with the beautifully landscaped gardens beyond. Complementing the kitchen is a well-appointed utility room fitted with matching units, additional storage, appliance space and external access. A further reception room/snug provides excellent flexibility and links naturally with the substantial extension accommodation. This area currently comprises an additional reception room with adjoining ground floor WC and staircase rising to an impressive first-floor bedroom suite/home office. Whilst fully integrated into the main house, this section of the property lends itself perfectly to the creation of independent accommodation if desired. To the first floor, a spacious landing gives access to four well-proportioned bedrooms, all beautifully presented and offering excellent family accommodation. The principal bedroom benefits from fitted wardrobes together with a stylish contemporary ensuite shower room, whilst the remaining bedrooms are served by a modern house bathroom fitted with a contemporary white suite and shower over bath.





Ground Floor



First Floor

Total Area: 172.0 m² ... 1852 ft² (excluding void)
 All measurements are approximate and for display purposes only.
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