



West View Knaresborough Road, West View Estate, Little Ribston Wetherby LS22 4ET

welcome to

West View Knaresborough Road, West View Estate, Little Ribston Wetherby

A unique estate featuring two characterful two-bedroom homes, a modern refurbished annex, multiple outbuildings and beautifully varied gardens, offering outstanding flexibility for families, multi-generational living, rental income or holiday-let potential.



The remarkable West View estate brings together two character-filled period homes, a beautifully modern annex, multiple outbuildings and a collection of private gardens, creating a rare opportunity for buyers seeking space, flexibility and lifestyle potential.

West View offers two bedrooms, a dining room, kitchen, first floor bathroom and a cosy living room with exposed beams and a log burning fire, while West View Barn provides a second independent two bedroom home with its own kitchen, bathroom and living room-ideal for extended family or rental use.

The contemporary annex, recently refurbished with new flooring and a modern kitchen, features a spacious open plan living area, stylish bathroom and generous first floor bedroom, and has been valued at £950 pcm as a standalone rental. These buildings frame a central courtyard leading to a gym, laundry room, oil room and a secret garden that opens into the main garden, complemented by an additional garden room.

Additionally the property benefits from having a new roof in 2025 and there is ample parking for multiple vehicles.

With its blend of charm, modern comfort and multiple self contained dwellings, the estate appeals to families wanting multi generational living, buyers seeking guest accommodation, investors looking for strong rental or holiday let potential, and those dreaming of a private retreat with room to grow. The multiple outbuildings could also be utilised as a useful base for different types of businesses.

West View

Kitchen

Lounge

Dining Room

Bedroom One

Bedroom Two

Bathroom

Annexe

Kitchen/Lounge

Shower Room

Bedroom

External Buildings

West View Barn

Hallway

Lounge

Kitchen/Diner

Bedroom One

Bedroom Two

Shower Room

Gardens



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- Two beautifully appointed two-bedroom residences, each offering full independent living and rich period character.
- Charming original features, including exposed beams
- Luxury modern annex, recently refurbished with contemporary finishes and generous open-plan living.
- A suite of versatile outbuildings, including a dedicated gym, washroom, workshop and garden room.
- Attractive central courtyard, creating a private and atmospheric link between the buildings.

Tenure: Freehold EPC Rating: E
Council Tax Band: C



Please note the marker reflects the postcode not the actual property

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Property Ref:
HRG106749 - 0003

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