



Boston Spa ~ Kymestones, 277 High Street, LS23 6AL

£1,275,000

A distinguished stone-built detached family home offering four bedrooms, two bathrooms and a versatile self-contained annex ideal for dependent relatives. Set within expansive, beautifully landscaped gardens, of approximately 0.67 of an acre, this much-loved residence is brought to the open market for the first time in 40 years.

Bedrooms: 5 | Bathrooms: 3 | Receptions: 5

Council Tax Band: G (House) Band C (Annex)

Tenure: Freehold



Premium

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
sales@rentonandparr.co.uk
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Property Description

Kymestones is an impressive and substantial stone-built detached family residence, occupying a prime position along the highly regarded High Street in Boston Spa and set within generous sized delightful landscaped grounds. The original house we understand was constructed in the 1950s and with subsequent extensions now reveals a beautifully balanced home of around 3,400 sq ft, combining character with thoughtfully designed modern additions. A much loved family home offered on the open market for the first time since 1986 the property is complemented by a separate detached annex, independently rated for council tax, offering excellent flexibility for dependent relatives, guest accommodation or ancillary use.

The main house is entered via an entrance porch leading through to a welcoming reception hall with staircase to the first floor and a useful cloakroom. Double doors open into an elegant, dual-aspect lounge featuring a fireplace with open grate and marble hearth, creating a warm and inviting principal reception space. From here, further doors lead into a light and spacious home office or music room, enjoying windows to two elevations and French doors opening onto the garden, alongside fitted storage and shelving. A separate dining room provides a more formal setting for entertaining.

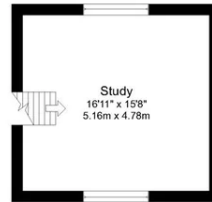
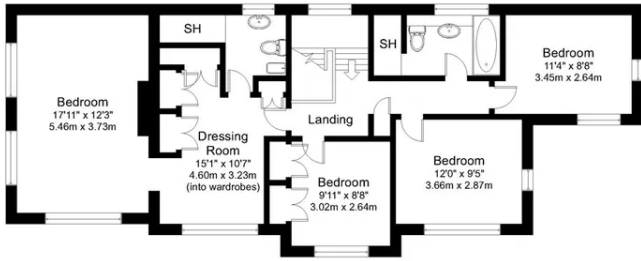
At the heart of the home lies an L-shaped breakfast kitchen, thoughtfully designed and fitted by Country Woodwork with handcrafted wall and base units, integrated appliances including a Neff double oven and microwave, Neff fridge, Bosch fridge/freezer and Bosch dishwasher and generous preparation space together with bench and space for table and chairs. Travertine flooring continues through into a superb conservatory by Aurora, a light-filled addition overlooking the gardens and ideal for both entertaining and everyday relaxation. Supporting accommodation includes a practical boot room, utility room and internal access to the double garage, together with a versatile first-floor studio above, suitable for a variety of uses including a home office, gym or playroom.

To the first floor, a spacious landing leads to four bedrooms. The principal suite enjoys a dual-aspect outlook and is complemented by a dressing room with fitted wardrobes and a stylish en suite shower room appointed with Villeroy & Boch fittings. The remaining bedrooms are served by a family bathroom fitted with a four-piece suite, including a Jacuzzi bath and separate shower.

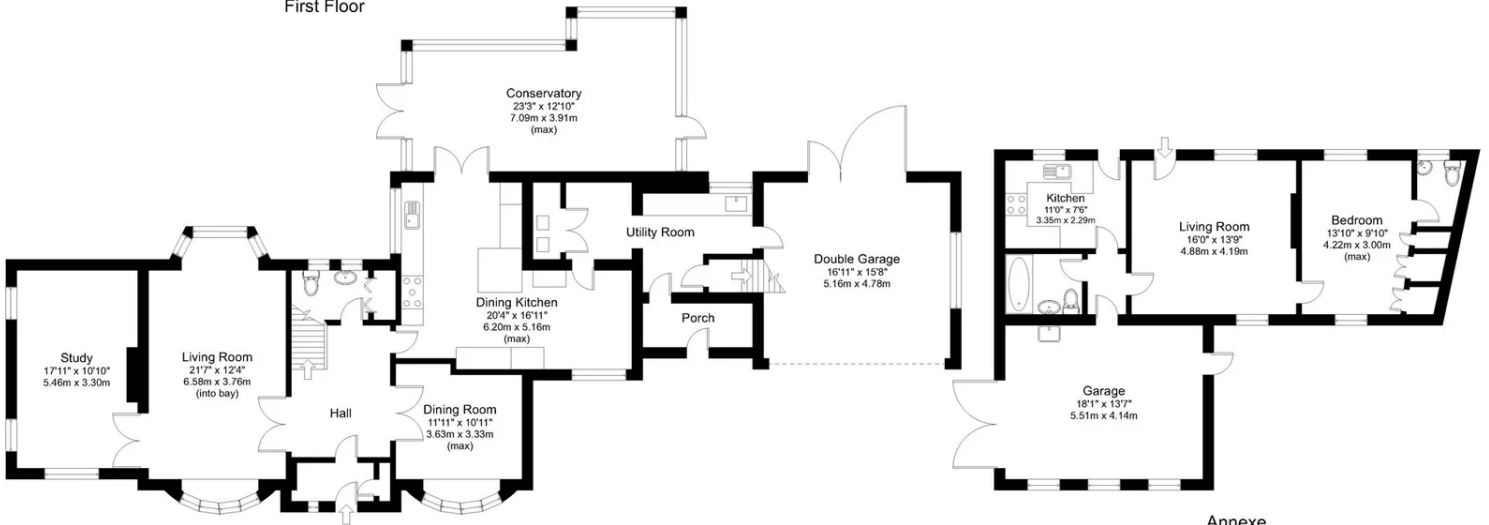
The detached annex provides a valuable and self-contained addition to the property, comprising an entrance hall, living room with gas fire, fitted kitchen, double bedroom with wardrobes and ensuite washroom and separate bathroom facilities, making it ideally suited for independent living.

Externally, the property is approached via a sweeping gravel driveway through a six-bar gate, providing ample parking and access to both a double integral garage and a further garage adjoining the annex. The gardens are a particular feature, enjoying a wide frontage to the High Street screened by mature trees and hedging, and offering beautifully maintained lawns, well-stocked borders and a variety of established planting. Yorkshire stone patios provide ideal seating areas, while additional features include a fishpond, fruit trees, rose beds and a magnificent magnolia and mature olive tree, all contributing to a private and picturesque setting.

Kymestones represents a rare opportunity to acquire a landmark family home in one of Boston Spa's most sought-after locations, offering generous and versatile accommodation with further scope for enlargement, subject to the usual planning consents.



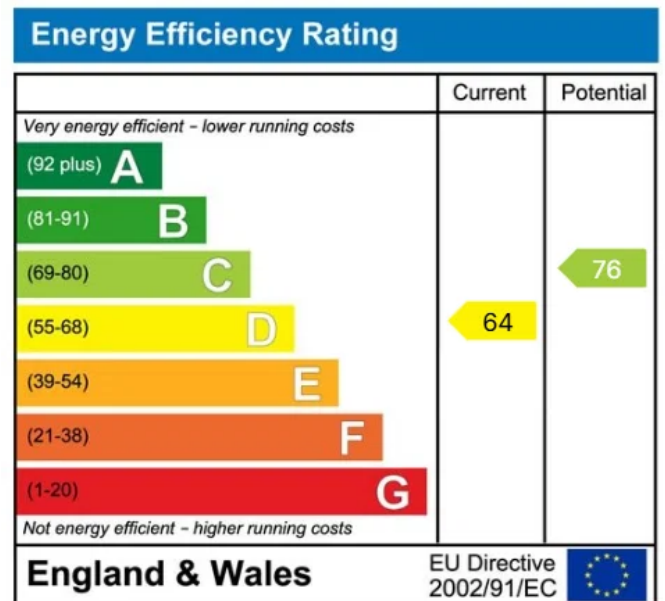
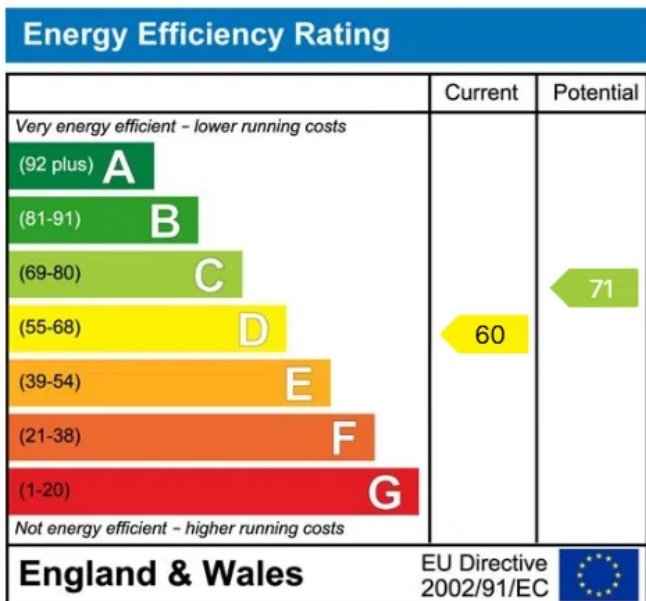
First Floor



Ground Floor

Annexe

Gross internal floor area excluding Double Garage (Main House) (approx.): 266.7 sq m (2,871 sq ft)
 Gross internal floor area excluding Garage (Annexe) (approx.): 52.6 sq m (567 sq ft)
 Not to Scale. Copyright © Apex Plans. For illustrative purposes only.



Details prepared April 2026

SERVICES

We understand mains water, gas, electricity 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 £30.00 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

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