



FAIRSEAT HOUSE

BOSTON SPA, WETHERBY, LS23 6AJ

CROFT

LUXURY | LIFESTYLE | LOCATION

Independence House, Office 2,
Millfield Lane, York, YO26 6PH
toby@croftresidential.co.uk
01904 238222
croftresidential.co.uk

AN EXCEPTIONAL RENOVATED MODERN
FAMILY MANSION WITH EXTRAORDINARY
CRAFTSMANSHIP SITUATED WITHIN AN ACRE
OF MATURE GARDENS IN THE HEART OF
BOSTON SPA

6 BEDS | 7 BATHS | 6 RECEPTION ROOMS

Wetherby 3 miles, Harrogate 12 miles, Leeds 15 miles, York 20 miles



AN ARCHITECTURAL MASTERPIECE.

INTRODUCTION

Fairseat is the creation of a masterful and superb refurbishment of what is one of the most iconic houses in Boston Spa. Taken from a very poor state of repair the house now is " brand new " inside and out and from top to toe, with state of the art heating, plumbing and electrics, roof and wonderful crisp render making it stand out and mansionesque - there possibly no finer home in Boston Spa.

•

Inside the house and amounting to nearly 9000 sq ft the rooms cater for every need and are well thought out in terms of design and flow. A grand entrance hall with impressive staircase connects all the main reception rooms as well as the very impressive and huge open living kitchen and sitting area which is the hub of the house and facing south east the morning and mid day sun beams in. Over and above the formal rooms is a superb games/family room, home gym with changing facilities, shower and sauna.

•

On the first floor the principal bedroom suite is impressive to say the least, with a balcony looking over the garden and opulent dressing room and bathroom. All the other three bedrooms on this floor are ensuite. The second floor layout and space is very cool with two teenager suites which include sitting rooms - perfect for self-contained areas.



REMODELLED WITH OUTSTANDING GRANDEUR

•

ELEGANT FINISHES AND OPEN LIVING SPACES

•

LUXURIOUS PRINCIPAL SUITE

•

FABULOUS GARDENS AND GROUNDS

•

ONE OF THE FINEST HOMES IN BOSTON SPA

•

EXCELLENT ACCESSIBILITY





ACCOMMODATION

Ground floor:

Hallway, Kitchen/Living Room with Dining Room, Pantry, Lounge, Dining Room, Snug, Back Hall, Office, Cloakroom, Utility Room, Boot Room, Cinema Room, Fitness Studio, Sauna, Changing Room/W.C.

First Floor:

Principal bedroom suite with large dressing room and bathroom. 3 further luxurious ensuite bedrooms.

Second Floor:

2 guest / teenager apartmnets with bedroom, bathroom, dressing room and sitting room.

Outside:

Electric gates, sweeping pebble driveway creating ample private parking and double garage with access to the inside of the property.

Gorgeous lawn garden and south west terrace perfect of outside dining and entertaining that can also be accessed from the house.



ENVIRONS

Fairseat House is situated within Boston Spa, a popular spa village, on the banks of the River Wharfe. The village is particularly popular due to the excellent accessibility to each of the main centers of the north: Leeds, York and Harrogate. The A1 (M) is within easy reach, approximately 1 mile to the west of the property.

Boston Spa is well served by a range of public houses, hotels, independent retailers and local shops as well as by a popular secondary school. This part of the county is also famed for a wide range of private schools for all ages.

Wetherby is the largest town within proximity and has a wider range of shops and services. Harrogate is within easy reach and is well known for excellent shopping amongst the towns pretty Victorian streets. For the rail commuter, York station is within approximately 14 miles and offers a regular, direct service to Kings Cross in under two hours.



