



**TENURE**

Freehold.

**COUNCIL TAX**

Band E (from internet enquiry).

**SERVICES**

We understand mains water, electricity, gas central heating 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.

**VIEWING**

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

Details prepared August 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Wetherby ~ Toll Bar House, Deighton Road, LS22 7QB**

A unique former Toll Gate house converted and extended in 1986 by the current owners and providing spacious and flexible accommodation ideal studio space and home office facilities occupying a prominent position on the edge of town with ease of access to excellent road networks. No onward chain.

- Fascinating layout suitable for home and business
- Two reception rooms
- Modern contemporary style kitchen
- Double Bedroom with built in wardrobes
- House bathroom and separate wash room
- Studio landing/potential lounge/bedroom space
- Playroom/ Bedroom
- Double garage with courtyard parking and landscaped gardens

**£441,000** PRICE REGION



**MISREPRESENTATION ACT**

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

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All-round excellence, all round Wetherby since 1950

## Property Description

Toll Bar House is a distinctive former Toll Gate house, occupying a prominent position on the edge of Wetherby. Originally a working toll house, it was converted and extended by the current owners in 1986/87 to create a spacious and versatile home from where he ran an architects practise. The property offers flexible living accommodation, ideal for those needing studio space or working from home and is well positioned for access to excellent road links and local amenities.

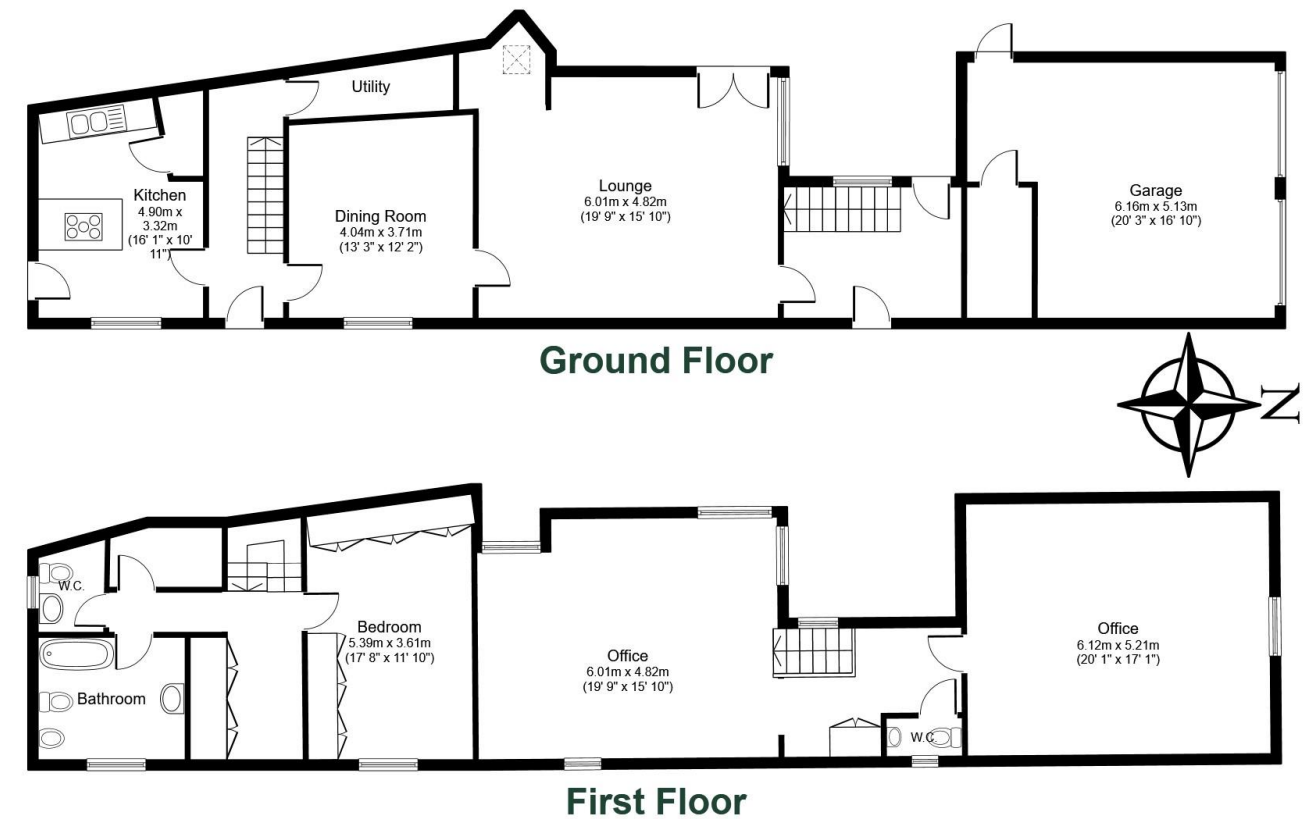
The ground floor includes an entrance hall with fitted display shelving and staircase, a generous lounge with a corner drinks bar, a separate dining room, and a well-equipped kitchen with modern wall and base units, twin sink bowls, a double oven, gas hob, and a peninsula bar. There is also a small utility room with plumbing for a washing machine, a store room housing one of the two gas boilers, and a second hallway with an additional staircase.

To the first floor, there is a double bedroom with built-in wardrobes, a large bathroom with a four-piece white suite, and a separate wash room. A second staircase leads to a studio-style landing with a large picture window, fitted cupboards with a concealed sink, a separate WC with wash basin, and a further room currently used as a playroom, which could also serve as an additional bedroom or studio.

Outside, the property is approached via a gated courtyard offering parking for several vehicles. There is an integral double garage with a remote electric door and a second gas boiler. The gardens are landscaped and include raised flower beds, fish ponds, water tubs, and patio areas.

The property benefits from gas central heating and double-glazed windows and doors throughout. Offered with no onward chain, Toll Bar House presents a rare opportunity to acquire a unique home with character and flexible living space in a convenient location.

Total floor area 226.0 sq.m. (2,433 sq.ft.) Approx (Including Garage)



NOT TO SCALE For layout guidance only

