



LITTLEBECK OLD MILL LANE
WETHERBY, LS23 6LE

£1,050,000
FREEHOLD

Have you been on the hunt for a truly hidden gem? Look no further! This charming property is not only move-in ready but also boasts its very own picturesque beck. It's the perfect place to call home!.

MONROE

SELLERS OF THE FINEST HOMES

LITTLEBECK OLD MILL LANE

- Detached Family Home • A true Hidden Gem • Desirable Clifford Village • In a Quiet Setting • Bespoke Finishes Throughout • Five Spacious Bedrooms • Three Reception Rooms • Bespoke Wooden Windows & Wooden Floors • Beck in the Private Garden with Bridge • Summer House & Barley Hut



Little Beck is a remarkable home that offers over 2,600 square feet of bright, spacious, and beautifully finished living areas. Conveniently located in the charming village of Clifford, this property stands out as an ideal choice for families. Thoughtfully extended over the years and featuring bespoke finishes, it sits on a quiet road and is truly a hidden gem, complete with its own beck in the garden and a delightful little bridge.

The current owners have crafted this lovely property to high standards, making it perfect for family living. It boasts generous reception areas, five spacious bedrooms, and beautifully landscaped gardens filled with a variety of plants, shrubs, and flowers, as well as ample parking available on the gravel driveway.

Upon entering, you'll be greeted by a generous hallway that guides you to a formal living room, complete with a beautiful fireplace featuring a multi-fuel stove. The hallway also offers access to a convenient guest toilet and flows seamlessly into the striking open-plan kitchen and dining area. Moreover, there's a study with French doors that lead right out to the garden, alongside a spacious utility room and access to the garage. Every detail has been carefully considered for effortless living.

The standout feature of this home is the stunning bespoke kitchen, meticulously hand-built for both style and functionality. It boasts marble worktops, a Samsung

fridge freezer, a Rangemaster cooker, a Smeg dishwasher, a Quooker hot tap, a double Belfast sink, and a stylish kitchen island, making it a true paradise for cooking enthusiasts. The large windows provide excellent views of the garden and fill the space with natural light.

One of the standout features of this home is the exquisite wooden flooring that adorns the ground floor. Additionally, all the windows are custom-fitted, lending an air of elegance throughout the space.

The first floor of this family home offers ample living space, featuring four generously sized bedrooms and two elegantly designed bathrooms. Both bathrooms include freestanding bathtubs and refreshing power showers, providing a perfect blend of style and comfort. The primary bedroom stands out with its own steam room shower cubicle, delivering a spa-like experience for ultimate relaxation.

Additionally, there is a separate staircase leading to another bright and airy bedroom, which comes complete with its own En-Suite shower room, ensuring convenience and privacy for guests or family members.

Externally, the front of the home features an impressive gravel driveway with plenty of space for multiple cars, allowing for easy access to the garage. At the rear, you'll find a lovely lawned garden with separate patios that

are perfect for family gatherings and lively outdoor entertaining. There is also a barley hut and a dedicated shed, currently used for yoga sessions. A stylish pergola further enhances the outdoor space. At the end of the garden, a charming stream flows beneath a picturesque bridge, creating a serene and inviting atmosphere.

This property is truly exceptional and shouldn't be overlooked. Please reach out to Monroe for more information and to schedule your viewing..

ENVIRONS

Clifford is a fantastic village located just a short walk from Boston Spa. It is renowned for its excellent local amenities, which include independent eateries, charming coffee shops, delightful beauty salons, and trendy bars. For commuters, the village offers great connectivity to York, Wetherby, and Leeds, along with easy access to the national motorway network, making it an ideal location. Those who prefer to stay close to home can enjoy a variety of scenic walks and participate in local activities.

REASONS TO BUY

- High End Property Throughout
- Village Location, a true hidden gem
- Five Bedrooms Three Bathrooms
- Stunning Garden with Beck & Bridge

- Access to Outstanding schools
- Excellent Amenities close By

SERVICES

We are advised that the property has mains water, electricity, drainage, and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

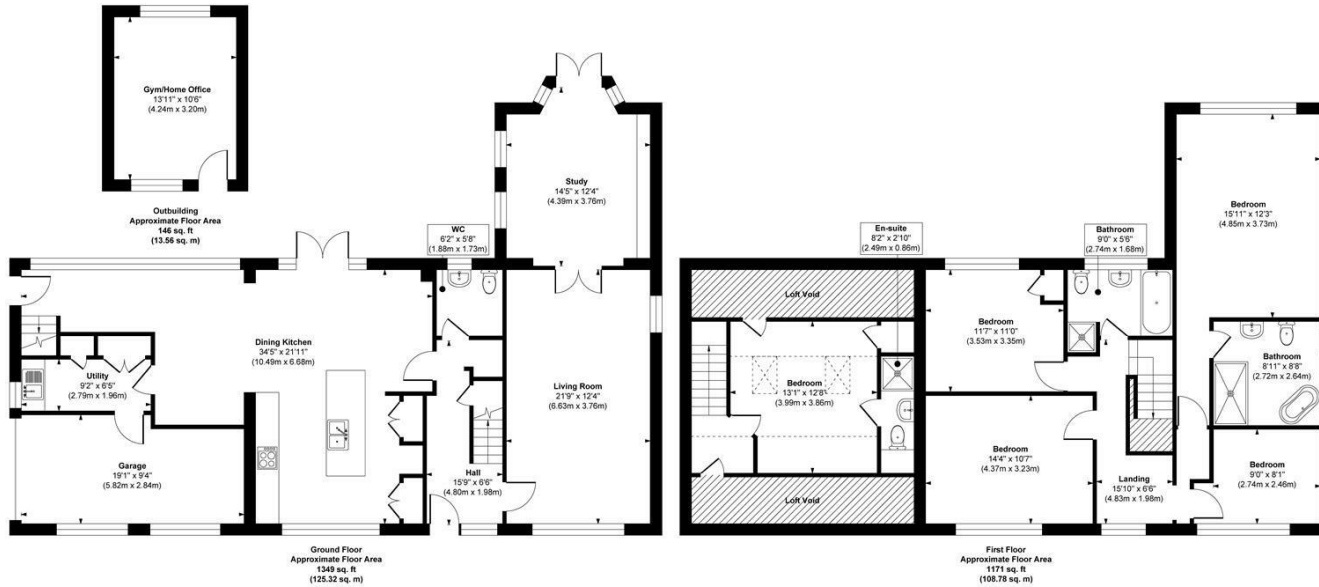
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

LITTLEBECK OLD MILL LANE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. Gross Internal Floor Area 2666 sq. ft / 247.66 sq. m (Including Garage & Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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