

WEST LAWN

LINTON ♦ NEAR WETHERBY



WEST LAWN, TRIP LANE, LINTON, LS22 4HX

An impressive and substantial detached family house providing immaculately presented accommodation, set in beautiful gardens extending to about ¾ of an acre and occupying a discreet and private position in the heart of this exclusive village.

GROUND FLOOR

Spacious reception hall • Sitting room • Dining room • Family room • Breakfast kitchen • Study • Laundry room • Utility room • Bedroom five with an en suite shower room

FIRST FLOOR

Landing • Principal bedroom with a dressing room and an en suite bathroom • Guest bedroom with a dressing room and an en suite bathroom • Two additional bedrooms • House bathroom

OUTSIDE

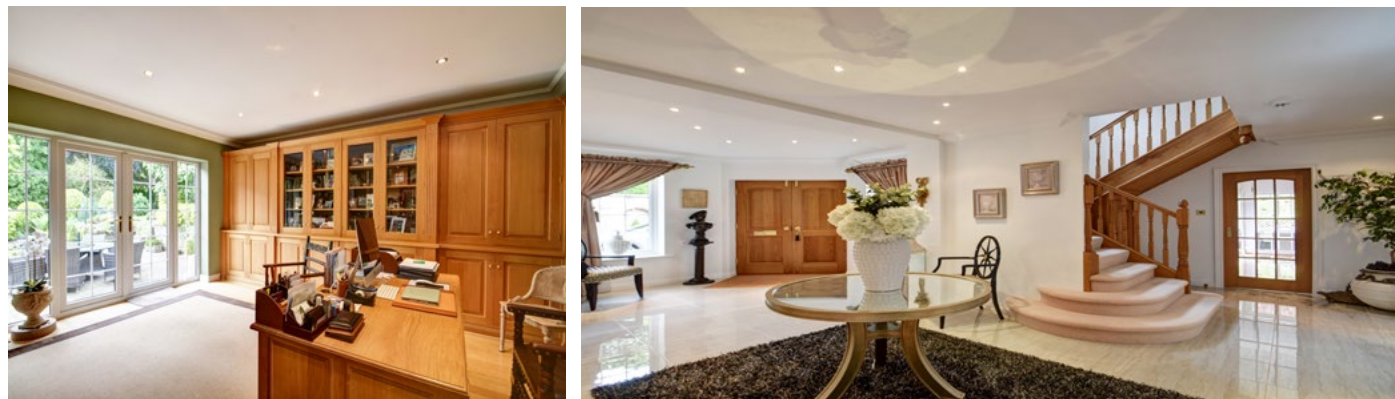
Long block paved drive • Gated entrance • Double garage • Extensive additional parking • Lovely mature south and west facing gardens enjoying considerable privacy Summerhouse • Decked seating area to the east



THE PROPERTY

West Lawn is a substantial family house providing spacious accommodation extending to just over 4,100 sqft (381 sqm). It is well planned with the ground floor superbly arranged for everyday family living and entertaining. It is appointed to a high standard including the use of quality materials throughout such as oak doors, a lovely oak staircase, high quality kitchen and sanitaryware and a high level of decoration.

The private and secluded position which the property occupies is hard to improve upon. The mature landscaped gardens are a delight, extending to about $\frac{3}{4}$ of an acre and facing south and west. There are large shaped lawned areas with well established herbaceous borders, pathways and mature trees, ensuring a high degree of privacy.





THE LOCATION

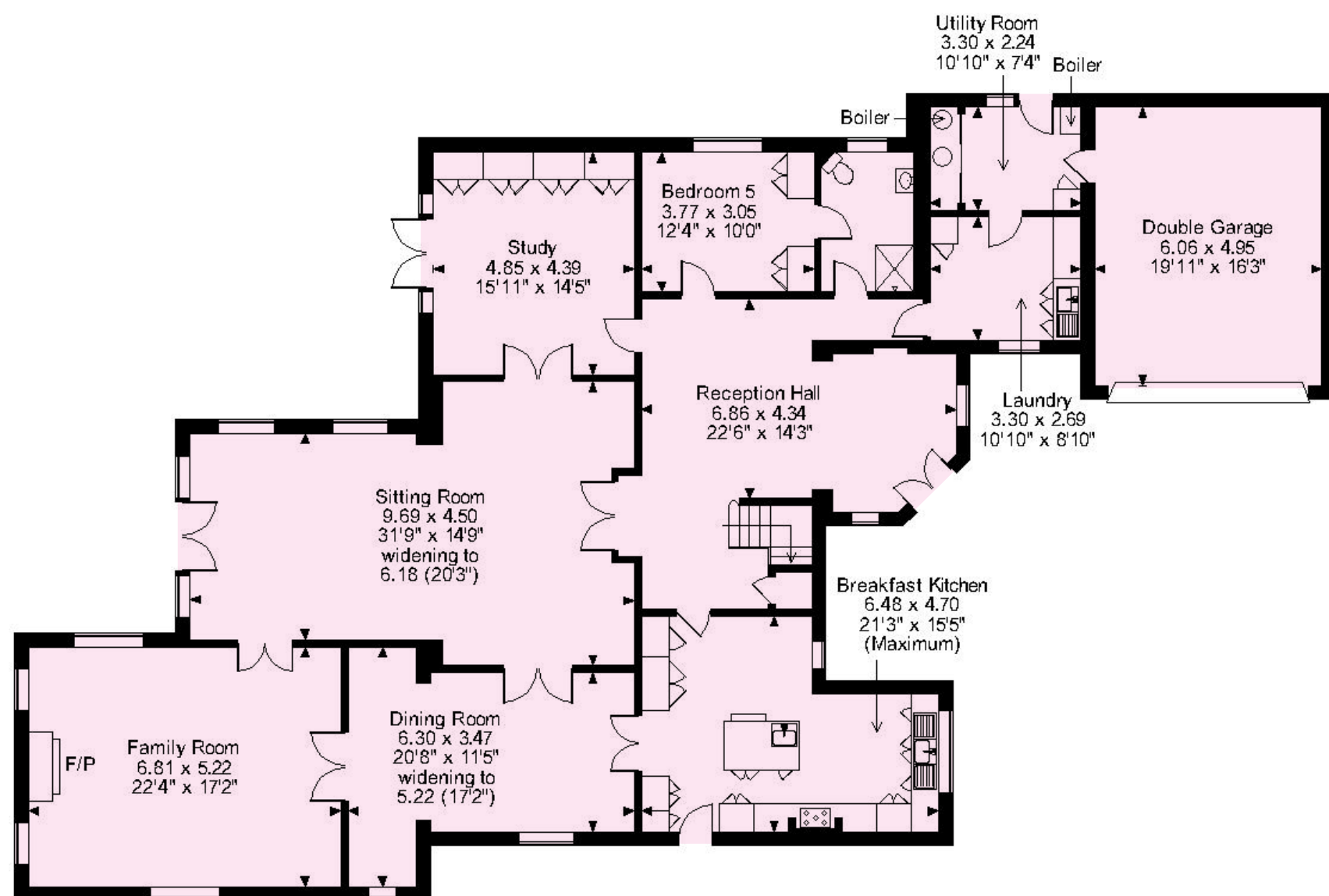
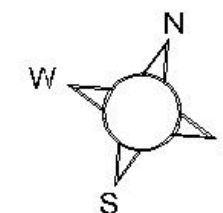
Wetherby 2 miles • Leeds 13 miles • York 17 miles • A1(M) 3 miles

West Lawn occupies a private and discreet position in the traditional heart of this much sought after and attractive West Yorkshire village, which is widely admired for its high calibre and individual family houses. The village is conveniently located only 2 miles from the market town of Wetherby which offers a wide range of everyday amenities. There is excellent access to Harrogate, Leeds and York and the A1(M) is just 3 miles to the East providing travel further afield. The nearby Grammar School at Leeds in Alwoodley and Gateways in Harewood are some 20 minutes' drive. Mainline railway stations are available in either Leeds or York, providing direct access to London's Kings Cross. Leeds/Bradford Airport is approximately 14 miles to the West with regular domestic and international flights.

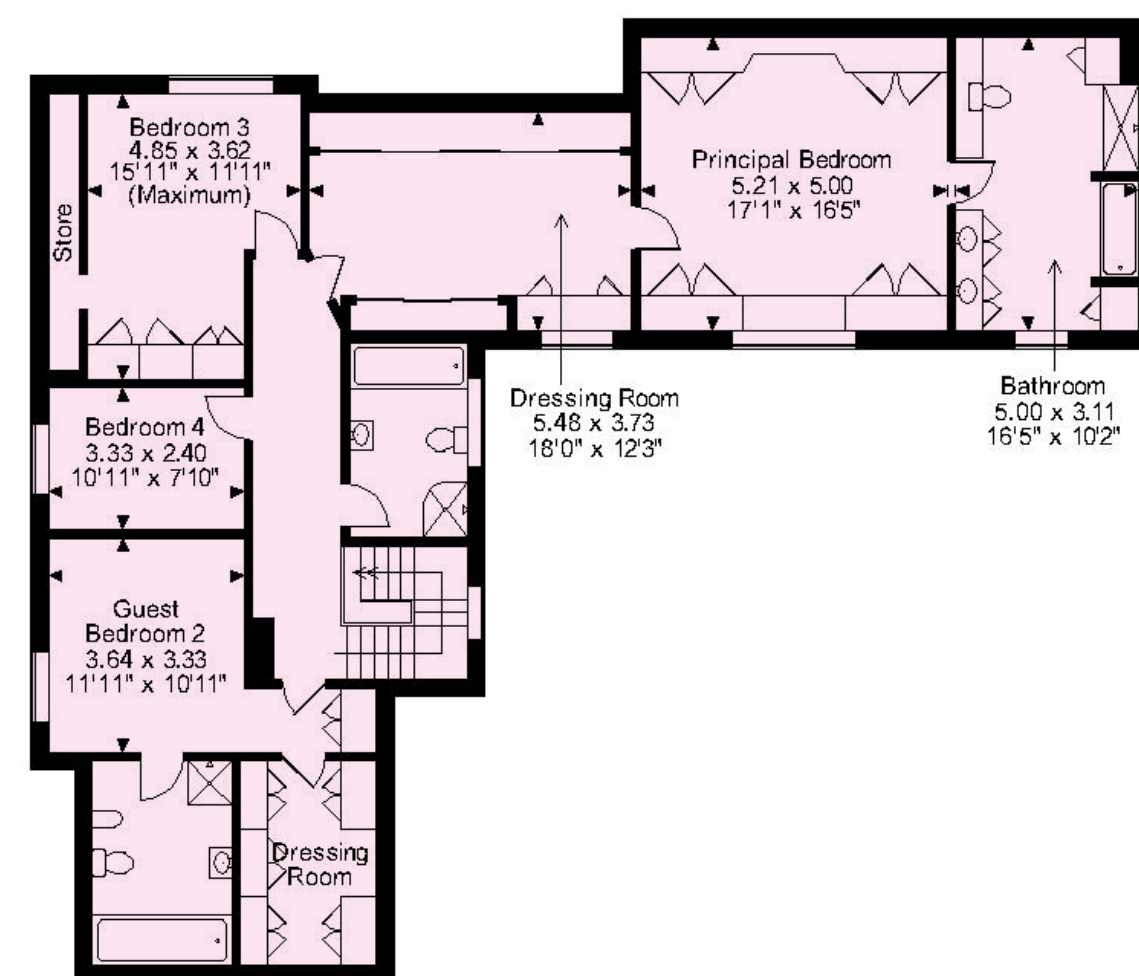


FLOOR PLANS

Approximate Gross Internal Area
Main House: 4,130 sq ft / 384 sq m
Garage: 323 sq ft / 30 sq m
Total: 4,453 sq ft / 414 sq m



Ground floor



First floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.



ADDITIONAL INFORMATION

TENURE

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

SERVICES

We are advised that all mains services are installed. Heating is provided by means of a gas fired boiler. EPC rating is C.

VIEWING

Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

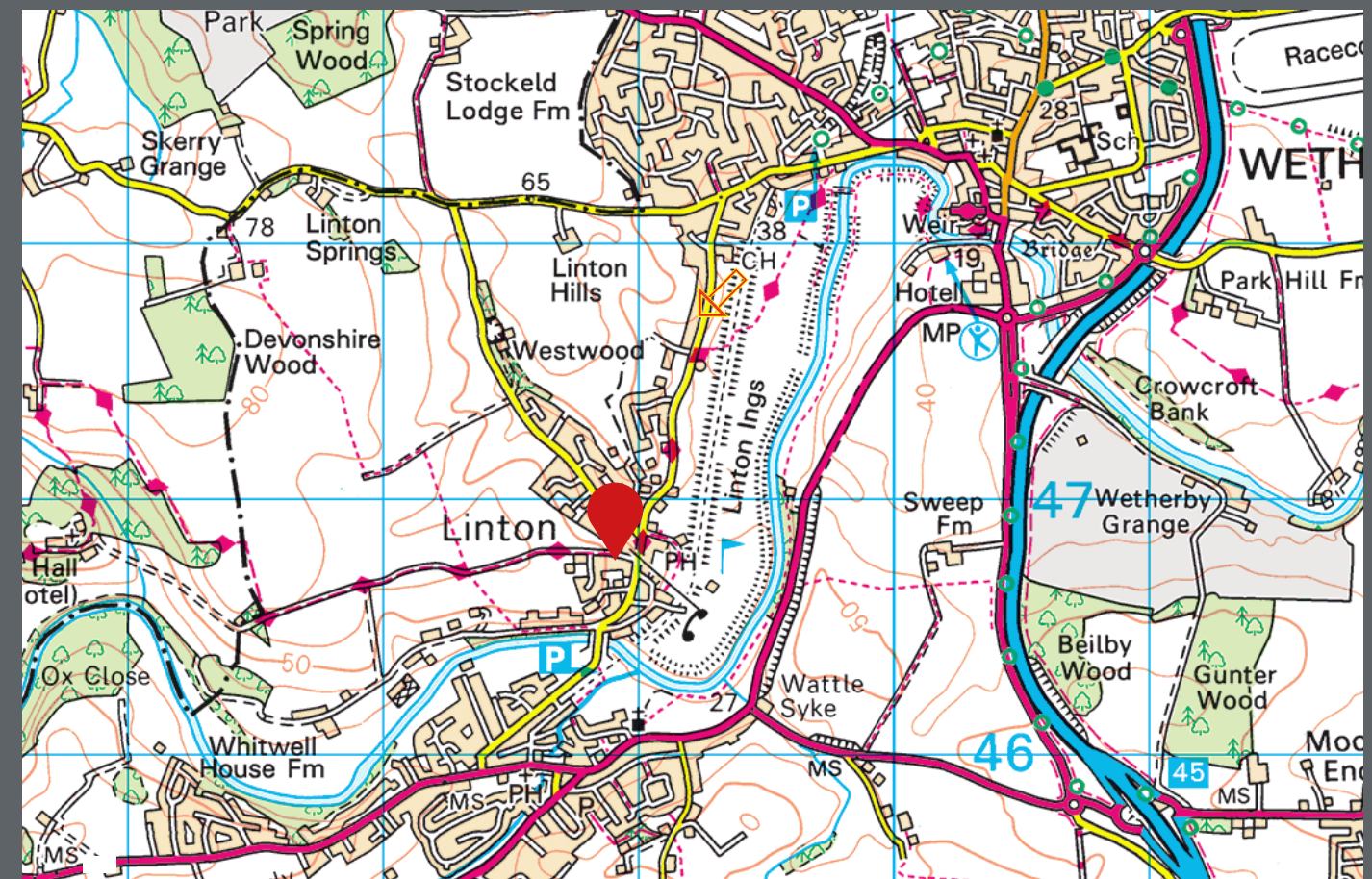
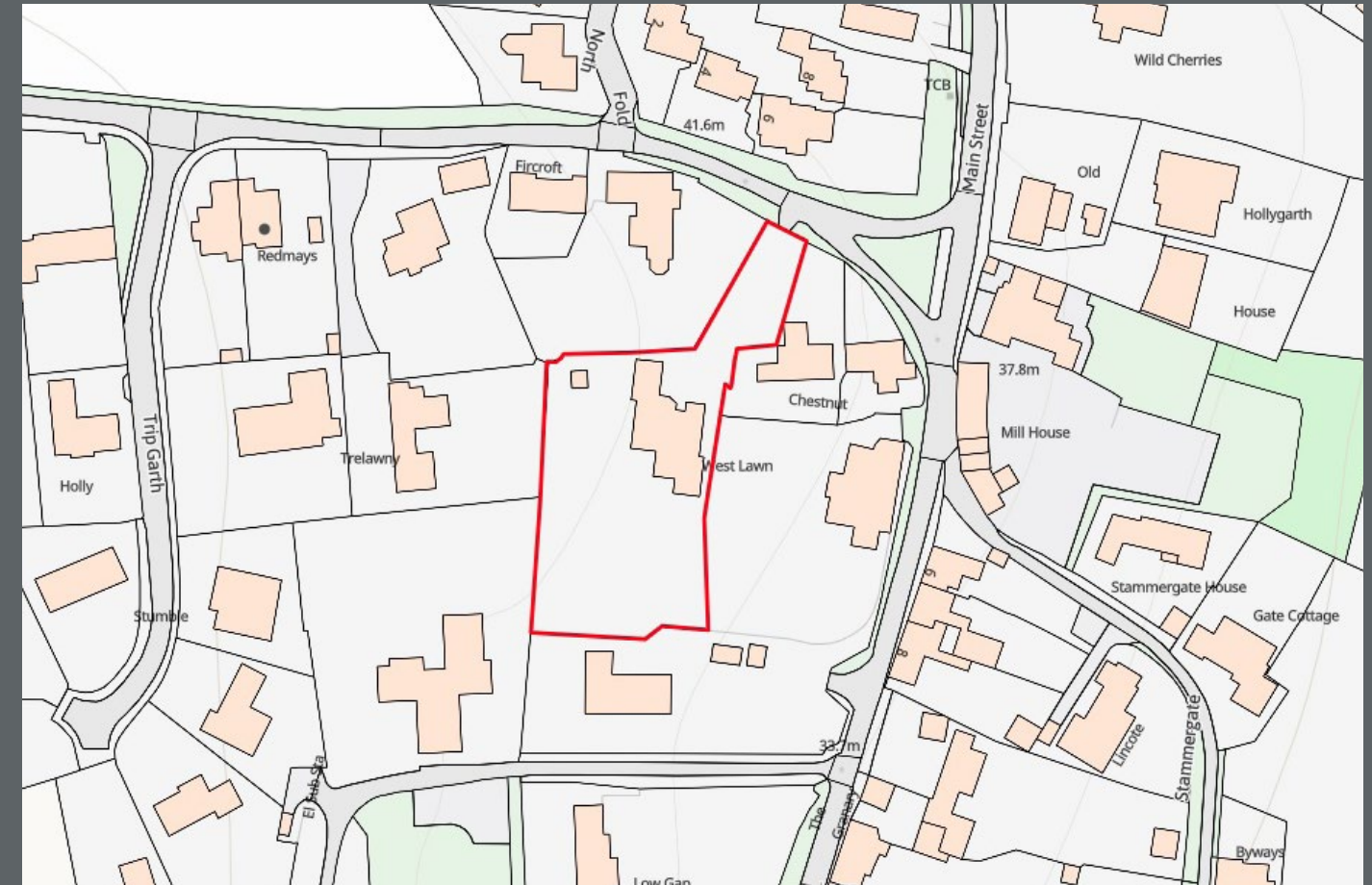
DIRECTIONS

Sat Nav: LS22 4HX



DISCLAIMER

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.



Carter Jonas

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE