



# BOSTON LODGE HIGH STREET

Boston Spa, LS23 6EA



GSC GRAYS

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# BOSTON LODGE HIGH STREET

Boston Spa, LS23 6EA

An impressive detached Georgian building extending overall to some 7300 square feet, currently used as impressive company headquarters, and ideally suited for residential purposes. Enjoying a prominent position within walking distance of extensive facilities in a much-admired village near Wetherby, being a convenient location close to Junction 45 of the A1(M) motorway.

Imposing detached Georgian building  
Currently impressive company headquarters  
Ideally suited for residential use(s)  
Extending overall to some 7300 sq ft  
Elegant listed elevations  
Convenient location near Wetherby  
Prominent position in popular village  
Gardens and ample parking



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### Situation

Boston Lodge sits in establish formal grounds on the western side of Boston Spa, a village noted for its elegant individual homes, and wide range of amenities, including an interesting range of shops, pubs, restaurants, as well as schooling, and lovely walks along the banks of the River Wharfe. Whilst very much self-contained, Boston Spa is within 10 minutes drive of wider facilities in the picturesque market town of Wetherby, and situated in the heart of the Yorkshire Golden Triangle, bordered by Leeds Harrogate and York, all of which have connections to the East Coast main rail line. The A1(M) motorway passes near the village and offers swift accessibility further afield, particularly to the West Yorkshire conurbation for those wishing to commute.

### Description

This elegant Grade II listed building, dates from the late C18th with later C19th additions and originally comprised a substantial principal dwelling with ancillary cottages. In recent decades, it has served as company headquarters and an office use remains a possibility going forward. However, the building would readily revert to its historic residential use with options including vertical and horizontal subdivision (subject to appropriate approvals). Alternatively, the main building could be used as a single dwelling whilst retaining an element of office use within the rear wing, or for other income generating purposes.

### Accommodation

The building is predominantly arranged over two stories with a rear wing on the eastern side over three floors. The style and elegance of the original building is apparent when entering to a lovely panelled reception hall and other main rooms of a complimentary nature. The main feature staircase leads to rooms of similar proportion on the first floor with a secondary staircase connecting across all floors including the rear wing. The property is well screened by mature trees and hedging to the front, with a double entrance off the High Street giving an immediate sense of arrival with a sweeping driveway past the imposing front elevation. The building overlooks an extensive lawned garden, with a pretty side garden area in addition and courtyard parking to the rear. Overall the property stands in around 0.75 acres.

### Additional Information

Tenure: Freehold with vacant possession on completion.

Services: All mains services are installed.

Easements and Rights of Way: The property is sold subject to and with the benefits of all existing wayleaves, easements and rights of way, public and private, whether specifically mentioned or not. Boston Lodge has exclusive ownership and use of the eastern driveway entrance with shared access over the western entrance.

Agents Note: As currently commercial premises, the vendors reserve the right to charge VAT on the transaction.

### Supplementary Information

A comprehensive Heritage Assessment recently undertaken by ELG Heritage is available on request from the selling agents.

### What3words

Location reference: mission.sketching.homelands

### Local Authority and Rating/Council Tax

Leeds City Council. The property is currently rated for commercial purposes

### Viewing Arrangements

Through the selling agents GSC Grays Tel: 01423 590500 Email: tajw@gscgrays.co.uk

### Particulars and Photography

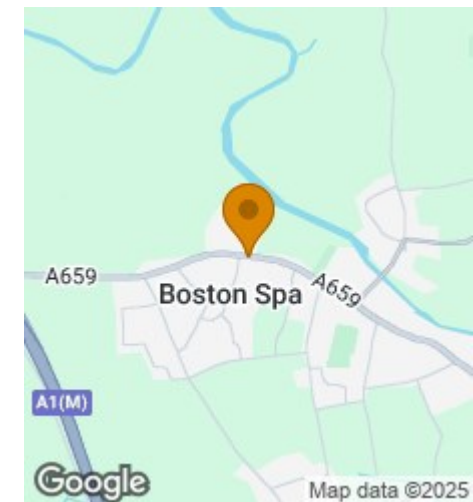
Particulars: April 2024. Photography: March 2024 and earlier.

### Disclaimer

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.





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