

THE GATEHOUSE

Linton Road, Wetherby



GSC GRAYS

PROPERTY • ESTATES • LAND

THE GATEHOUSE

LINTON ROAD, WETHERBY, LS22 6HD

Leeds 13 miles, Harrogate 10 miles, York 19 miles
(all distances approximate)

AN IMMACULATE 4/5 BEDROOM DETACHED FAMILY HOME, BEING ONE OF THREE WITHIN AN EXCLUSIVE GATED DEVELOPMENT AND WALKING DISTANCE FROM THE CENTRE OF WETHERBY WHICH SITS CENTRALLY WITHIN THE 'GOLDEN TRIANGLE'

Exclusive gated development • Immaculate modern interior
Four/Five bedrooms • Flexible accommodation perfect for multi-generational living • Walking distance to amenities
Landscaped gardens to three sides • Integrated Double Garage



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Tel: 01833 637000

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Tel: 01524 880320

Chester-le-Street
Tel: 0191 303 9540

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Tel: 01748 829217





Description

The Gatehouse is a special property which the current owners have lovingly updated during their tenure. Offering diverse accommodation, the property has the benefit of being in an exclusive gated development offering a high degree of privacy. The home which has been cleverly designed around its elevated position, offers living accommodation to the first floor, and as such the views can be enjoyed from the sitting room, kitchen and the beautiful terrace to the side of the house. There is flexibility to create a self contained annexe to the ground floor for dependent relatives/teenagers or for multi-generational living.

Beautifully presented throughout, the property briefly comprises:

To the Ground Floor- An Impressive reception hall with central staircase leading to the first floor, two double bedrooms to the front of the property both with built in wardrobes, house bathroom, walk in cloaks cupboard leading to inner hall, Snug/ bedroom, guest bedroom with en-suite shower room, separate w.c, utility room. (It should be noted that the rooms off the inner hall could be separated from the main house and accessed through the garage to create a self contained annexe).

To the First Floor- Is the delightful large landing - a lovely open space with a pretty wrought-iron balustrade that flows seamlessly from the reception hall. Off the landing is the charming sitting room with feature marble fire surround and superb media wall. There are sliding doors to the front which lead to the balcony. A super area to sit in the summer and enjoy a morning coffee. To the front of the property is the immaculate living/dining/kitchen with extensive units and a large centre island. To the side of the kitchen is a feature window overlooking the beautiful, terraced garden. In addition to the kitchen is a useful pantry and side entrance hall. The master bedroom has a stunning ensuite bathroom which has been recently installed including a modern bath and separate walk in shower. A useful office space with built in storage leads to the delightful garden room. A multi-purpose room that lends itself to an entertaining space directly opening to the main patio.



Outside

The property is approached via a private driveway accessed through electric gates. A drive provides parking for a number of vehicles and leads to the integral double garage with electric up and over door. The gardens are a spectacle and time and effort have been spent creating a variety of areas that are easy to maintain. These include the woodland area to the front, the lawn to the rear, the tiled roofed pergola which enjoys the evening sun, the fantastic paved terracing and the gravelled seating area with mature planting below and further lawn. Something for everyone.

The Appeal of our Home – The Owners Insight

The Gatehouse is a warm, welcoming and spacious family home in a private protected setting only 10 minutes walk from both Wetherby centre and Golf Club. The views are beautiful and varied and at different elevations.

Internally, there is extensive space and storage with the versatility to accommodate friends and family and to entertain, including within the surrounding patios and gardens.

Situation and Amenities

The Gatehouse is positioned on Linton Road in Wetherby and is within walking distance of all of the amenities in the town centre. Wetherby is a vibrant market town with a vast array of facilities. These range from excellent shopping with many independent shops, supermarkets and traditional trades. Recreational amenities include the public swimming pool and independent Cinema along with many restaurants. There are interesting walking and cycling routes on the doorstep including delightful river walks along the Ings.

Wetherby is enviably centred in the “golden triangle” of Harrogate, Leeds and York ensuring it remains one of the

most sought-after residential areas in the region. The A1M is approximately one mile away and there are rail services from York and Leeds to London Kings Cross. Leeds/Bradford Airport is only 16 miles to the west.

Services

All mains services are connected to the property along with superfast broadband.

Local Authority

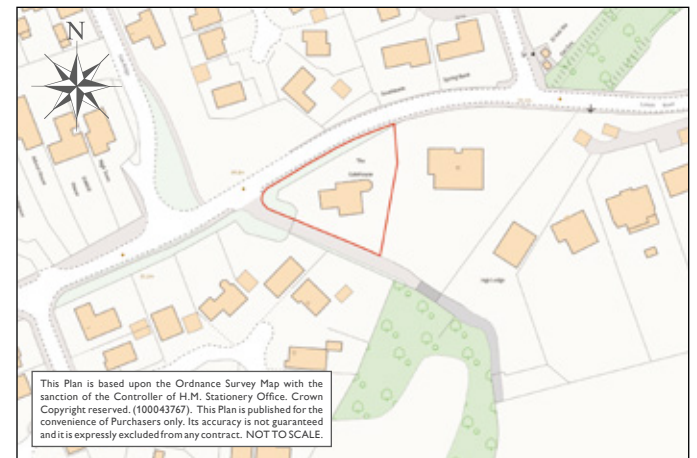
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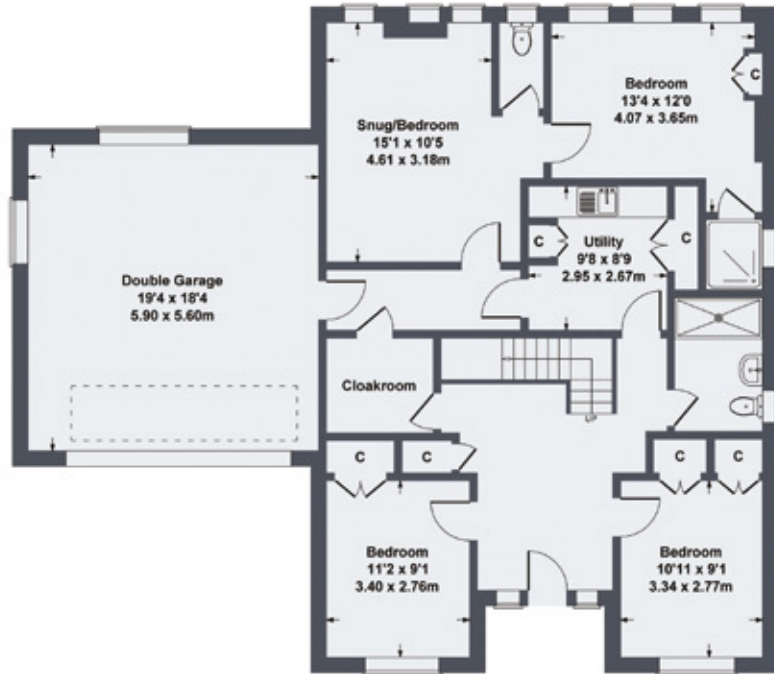
Viewing

Strictly by appointment with GSC Grays - Tel: 01423 590500

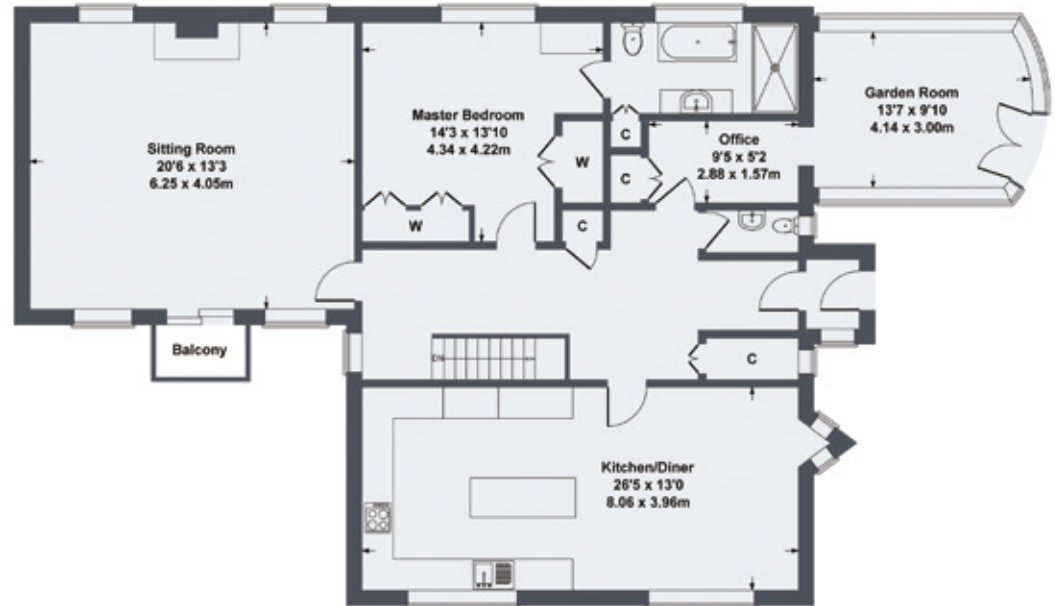


The Gate House

Approximate Gross Internal Area
2960 sq ft - 275 sq m



GROUND FLOOR



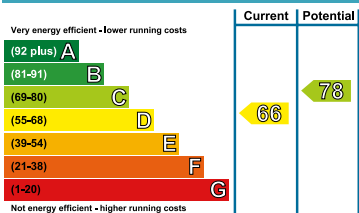
FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating



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Particulars written: January 2025

Photographs taken: January 2025