



STUTTON GRANGE GARNET LANE TADCASTER, LS24 9BD

£1,300,000
FREEHOLD

***** CHAIN FREE*****

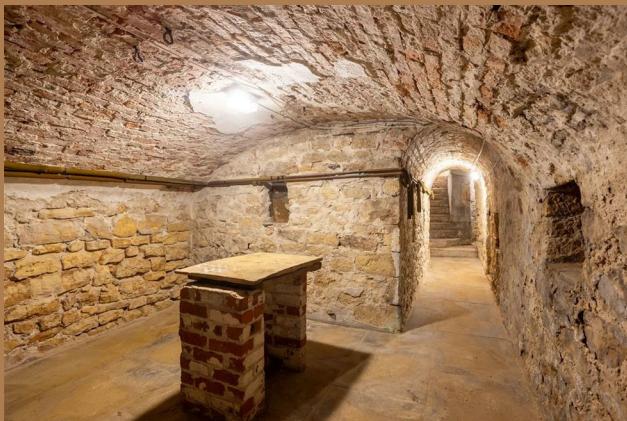
Monroe are proud to showcase Stutton Grange ... a substantial 7 bedroom Georgian home, including a 2 bed annex, set within approximately two acres of land with private gardens and tennis court!

MONROE

SELLERS OF THE FINEST HOMES

STUTTON GRANGE GARNET LANE

- Large detached gated residence • Over 5500 sqft
- 7 Bedrooms • 5 Bathrooms • Fantastic grounds including a tennis court • Private setting
- Amazing opportunity to bespoke
- Approximately 2 acres of land
- Georgian home • Cellar



Stutton Grange is a Georgian gated residence, which enjoys a totally private setting, tennis court and set within two acres of land which adjoins the open countryside. The owners of this wonderful home have retained many of its original architectural features including high ceilings, exposed beams and feature fireplaces. The well proportioned accommodation is extremely flexible, even offering a ground floor annexe which would readily accommodate guests, dependant relatives or older children.

One enters the property via the original panelled front door, which opens into an impressive grand hallway ; The Hallway grants access to a characterful dining room , featuring a beautiful stone fireplace, a spacious drawing room which is flooded in natural light from a large bay window and affords views out over the fantastic grounds, and through to the kitchen. The family kitchen dining room is fitted with a comprehensive range of bespoke, handcrafted units, granite worktops and equipped with a seven burner stove, limestone flooring and integrated appliances. Off the kitchen, a lobby with built in larder grants access to a further family room with a feature brick inglenook style fireplace with a cast-iron log burning stove, stone paved floor. There is a study and WC off the family room, with a spiral staircase leading to a large first floor home office or games room with adjoining storage room .The dining kitchen grants access to the cellars which are an intriguing labyrinth of rooms, ideal for maximising storage under the house or

creating a show stopping wine cellar.

The ground floor also accommodates a generously sized utility room, which leads through to the annexe which offers a ground-floor bathroom, two bedrooms and additional reception room which features a marble fireplace and could be used as a further bedroom if one desired.

The first floor accommodation is approached off a split level landing. The Right-Wing accommodates two double bedrooms and a large house bathroom whilst the Left-Wing offers a further double bedroom and a loft suite comprised of a dressing area, en suite and bedroom which features beautiful exposed beams. There is also a large, Jack-and-Jill house bathroom with a free-standing bathtub and large shower.

The second floor offers a further bedroom and spacious shower room, an ideal bedroom for an older child or to accommodate further guests.

Externally, Stutton Grange boasts a sweeping gravelled driveway, set behind double-electric entrance gates, which leads to an extensive forecourt offering ample parking and double-tandem garage. There is also an array of outbuildings, which could be used to create home offices, a charming rear courtyard and an enclosed walled orchard with greenhouse. The well-stocked, formal gardens lie principally to the front and

side of the property and offer a wealth of mature trees, including Magnolia and flowering Cherries, a large lawned area and even a LTA sized, recently refurbished, AstroTurf Tennis Court.

This is a rare opportunity to acquire such a substantially sized, period home and viewing is essential to fully appreciate its true potential... To find out more and to arrange your viewing, call Monroe.

ENVIRONS

The property is situated on the northern fringe of Stutton village and ideally placed for commuting to principal Yorkshire commercial centres being virtually equidistant from Leeds, Harrogate and York. The market towns of Tadcaster and Wetherby together with Boston Spa village are all nearby offering an excellent selection of restaurants, shops and recreational facilities and is within the catchment area for Tadcaster Grammar School. There is also ready access onto the A64 and A1(M) for those wishing to travel further afield including York Train Station and Leeds Bradford International Airport.

REASONS TO BUY

- Large detached, Georgian home, over 5500 sqft
- Great connectivity

- Gorgeous views
- Superb amenities close by
- 7 double bedrooms
- Five bathrooms
- 2 bed annex
- Fantastic grounds with Tennis Court

SERVICES

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

LOCAL AUTHORITY

North Yorkshire Council

TENURE

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

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

STUTTON GRANGE GARNET LANE







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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

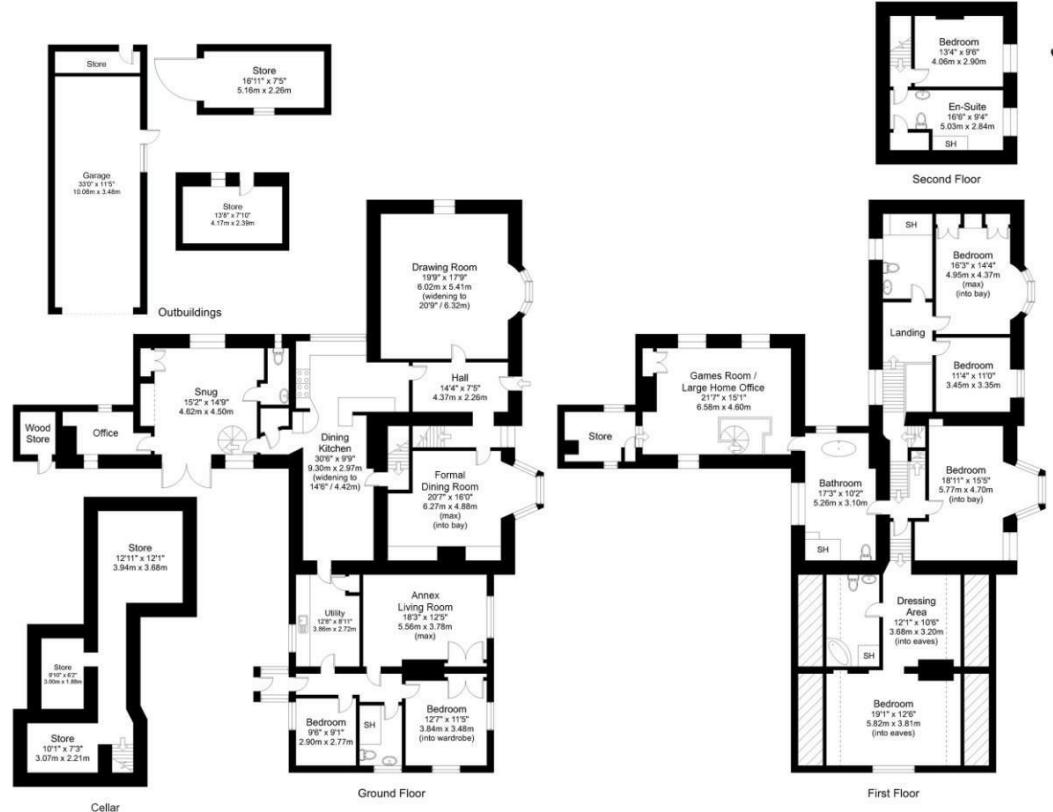
Council Tax – Band G

Viewings – By Appointment Only

Floor Area – 5633.00 sq ft

Tenure – Freehold





Gross internal floor area including cellar & eaves, excluding outbuildings (approx.): 490.8 sq m (5,283 sq ft)

Gross internal floor area of our buildings (approx.): 63.2 sq m (680 sq ft)

Gross internal floor area including garage & eaves (approx.): 554.0 sq m (5,963 sq ft)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G	67	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Boston Spa Sales
181a, High Street Boston Spa
Wetherby
LS23 6AA

01937 534755
bostonspa@monroeestateagents.com
www.monroeestateagents.com

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