



## 1 THE ACRES

WETHERBY, LS22 4HG

£1,995,000  
FREEHOLD

The Acres is an exclusive development of four luxury homes in the heart of the highly sought after Linton Village, close to Wetherby. Finished to the highest of standards and offering over 5,000 Sqft, this home is outstanding.

MONROE

SELLERS OF THE FINEST HOMES

# 1 THE ACRES

- Offered with no onward chain!
- Large detached residence in excess of 5000sqft
- 6 spacious bedrooms
- 2 house bathrooms and 2 en suites
- 5 reception rooms in total
- High specification kitchen
- Winter-garden dining room
- Home gym
- Set in over a third of landscaped grounds
- Highly sought after location



Fronting Linton Lane, 1 The Acres boasts a magnitude of curb appeal, showcasing large full height windows which offer light and airy accommodation throughout.

As you approach the property, you are immediately impressed by a large sweeping driveway, private setting and beautifully landscaped grounds which extend to over a third of an acre. Designed, and thoughtfully extended, with family- lifestyle in mind, this home provides an abundance of entertainment space, great versatility, spacious bedrooms, and functional high-specification throughout.

As you enter this home you are greeted by a spacious entrance hallway, which introduces you to the stylish, contemporary finishes which continue throughout the property! The ground floor of this home demonstrates the best of open plan living and has a wonderful sense of flow, accommodating in brief, a drawing room, formal living room, with a gorgeous feature gas fire and automated curtains, and a showstopper, open-plan kitchen living diner...The bespoke kitchen is of a high specification and features quartz work tops, integrated Siemens appliances including a double oven, steam oven, two warming drawers and grants access to a stunning winter-garden, currently being used as a dining room which leads out onto the lawned garden via bi-folding doors. This stunning extension provides yet another fabulous space to entertain from, and also grants access to your very own purpose-designed gym. The ground floor also offers a W.C, cloakroom and fully

fitted utility room and benefits from underfloor heating.

To the first floor, you will find a generous landing which grants access to a gorgeous primary suite which features a bespoke dressing room, a guest suite, a spacious third bedroom currently being used as an office space, a further double bedroom, and a fully tiled, contemporary house bathroom. One of the unique features of this home is that the indoor-outdoor living does not end on the ground floor, with both the primary suite and third bedroom enjoying their own private, decked balcony to enjoy the fabulous garden view on offer!

To the second floor, 1 The Acres boasts a spectacular home-cinema to be enjoyed by all the Family! This floor also accommodates two further spacious double bedrooms which are catered for by another beautiful, fully tiled bathroom which benefits from skylight windows.

The property also benefits from CCTV and both Sonos built-in speakers and Lutron lighting are integrated across all three floors.

Externally, the property is orientated to take full advantage of its south facing position and private setting and offers a gorgeous wrap around garden and thoughtfully landscaped grounds which include private



parking and a double garage.

If you'd like the opportunity to view this outstanding home in a highly regarded location, call Monroe.

## ENVIRONS

Linton is one of the most sought-after villages in Yorkshire and neighbours the amenity-rich market town of Wetherby. The Village itself provides fantastic leisure facilities such as Linton Tennis Courts, Wetherby Golf Club and the Spa at Woodhall Hotel as well as outstanding food and beverage options such as the Windmill Inn. This location also provides excellent connectivity and fantastic school catchment across all ages.

## REASONS TO BUY

- Excellent school catchment location
- Beautifully presented throughout
- Highly sought-after location
- Superb amenities close by
- 6 spacious bedrooms
- 2 en suites and 2 house bathrooms
- Double garage
- Thoughtfully landscaped grounds
- High-specification throughout
- Home cinema and gym

- Ample off-street parking

## SERVICES

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

## LOCAL AUTHORITY

Leeds City Council

## TENURE

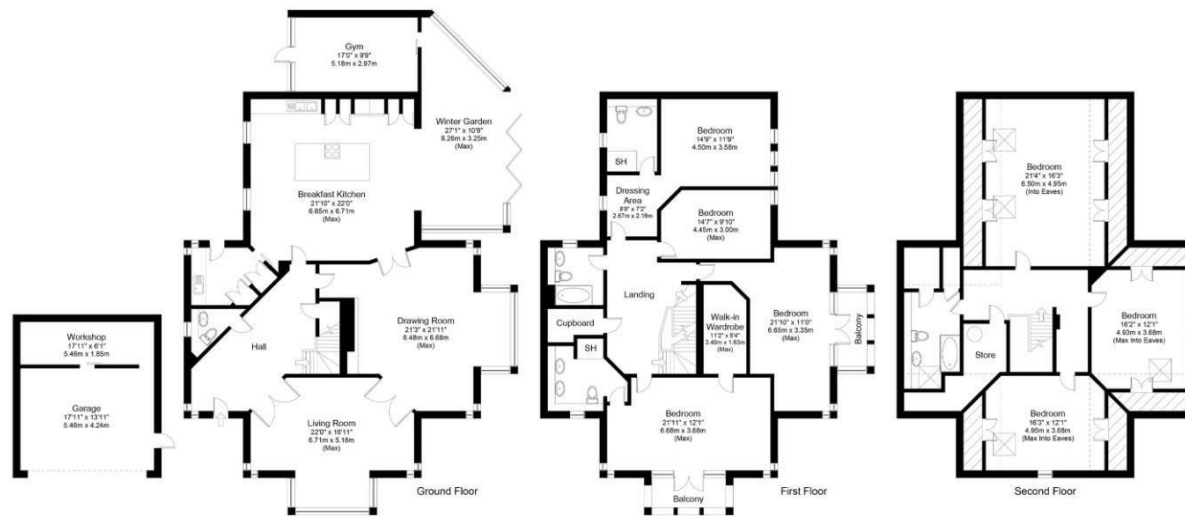
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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Main House Gross internal floor area including eaves (approx.): 434.0 sq m (4,671 sq ft)  
 Garage Gross internal floor area (approx.): 33.4 sq m (360 sq ft)  
 Combined Gross internal floor area including eaves (approx.): 467.4 sq m (5,031 sq ft)  
 For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

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