



CASTLESTEAD PINE TREE AVENUE  
WETHERBY, LS23 6HA

£1,550,000  
FREEHOLD

Do you want to be the king of the castle? Then this is the house for you!

MONROE

SELLERS OF THE FINEST HOMES

# CASTLESTEAD PINE TREE AVENUE

- Detached Property • In the Heart Off Boston Spa
- Stunning Property • Well Presented Throughout
- Views Of The River • Six Bedrooms
- Three Reception Rooms • Open Fire
- Light & Bright • Excellent Amenities Locally



Strictly through the selling agent - Monroe Estate Agents. For sale off-market

## A STUNNING HIDDEN GEM IN THE HEART OF BOSTON SPA

Situated in the vibrant heart of Boston Spa, Castlestead stands out as one of the most esteemed properties in the village. Encircled by lush greenery, this exquisite residence combines elegance with tranquillity, providing a serene retreat that feels wonderfully private. Its unique location allows residents to enjoy both the charm of the bustling community and the peaceful seclusion of their home.

Spanning over 4,400 square feet, this remarkable period property is nestled amidst stunning woodlands and boasts breathtaking views of the river. Its unique charm and character are evident in every detail, making it an exceptional and inviting retreat in a serene natural setting.

As you step through the door, you're greeted by a stunning entrance hallway that exudes charm and character. The warm, inviting space features intricate architectural details that tell a story of elegance. A beautifully crafted bespoke staircase, with its graceful curves and polished wood, captivates your attention as it ascends to the first floor, beckoning you to explore

further. The ambience is enriched by soft lighting and carefully selected decor that adds to the sense of warmth and welcome.

The kitchen diner is a stunning space that features a beautifully crafted bespoke fitted kitchen, complete with top-of-the-line AEG appliances. The sleek Corian worktops provide an elegant surface for cooking and entertaining, while the Amtico flooring adds a touch of sophistication to the room. A striking, custom-designed large window frames the view of the lush gardens outside and includes a cosy seating area where one can relax and enjoy the tranquillity of the surroundings. This room seamlessly connects to the snug, which features a log burner.

On the first floor, you'll discover the luxurious primary suite, which boasts a stunning freestanding bathtub elegantly placed by the window. Imagine soaking in a relaxing bath while gazing out at picturesque views that change with the seasons. The suite also includes a private ensuite shower room, ensuring convenience and privacy. This bright and airy space is perfect for unwinding after a long day.

In addition to the primary suite, there are three generously sized double bedrooms, each offering plenty of natural light and comfort. The spacious house bathroom is designed for relaxation, featuring modern fixtures and ample room for the whole family. This floor truly combines comfort and style, making it a delightful

retreat.

The second floor boasts two spacious bedrooms, perfect for relaxation or personal retreats, along with an expansive area of loft space that offers endless possibilities for customization and storage.

The lower ground features numerous cellars, each with the potential to be transformed into functional spaces or unique living areas, depending on your preferences and vision.

Externally this property boasts beautifully landscaped gardens that include multi-level areas filled with vibrant flowers, trees, and shrubs. The inviting patio is ideal for entertaining, while the charming summer house provides a peaceful retreat. Ample parking is available for at least four vehicles, ensuring easy access for guests.

#### REASONS TO BUY

- Unique Detached Property
- Heart Of Boston Spa
- Beautifully Presented Throughout
- Highly Sought-After Location
- Superb Amenities Close By
- Six Bedrooms
- Three Reception Rooms
- Ample Off-Street Parking

#### ENVIRONS

Boston Spa takes pride in its excellent range of local amenities, including independent eateries, coffee shops, beauty salons, and trendy bars. For commuters, there's excellent connectivity to York, Wetherby, and Leeds. For those who prefer staying closer to home, there are plenty of scenic walks and local activities to enjoy.

#### SERVICES

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

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

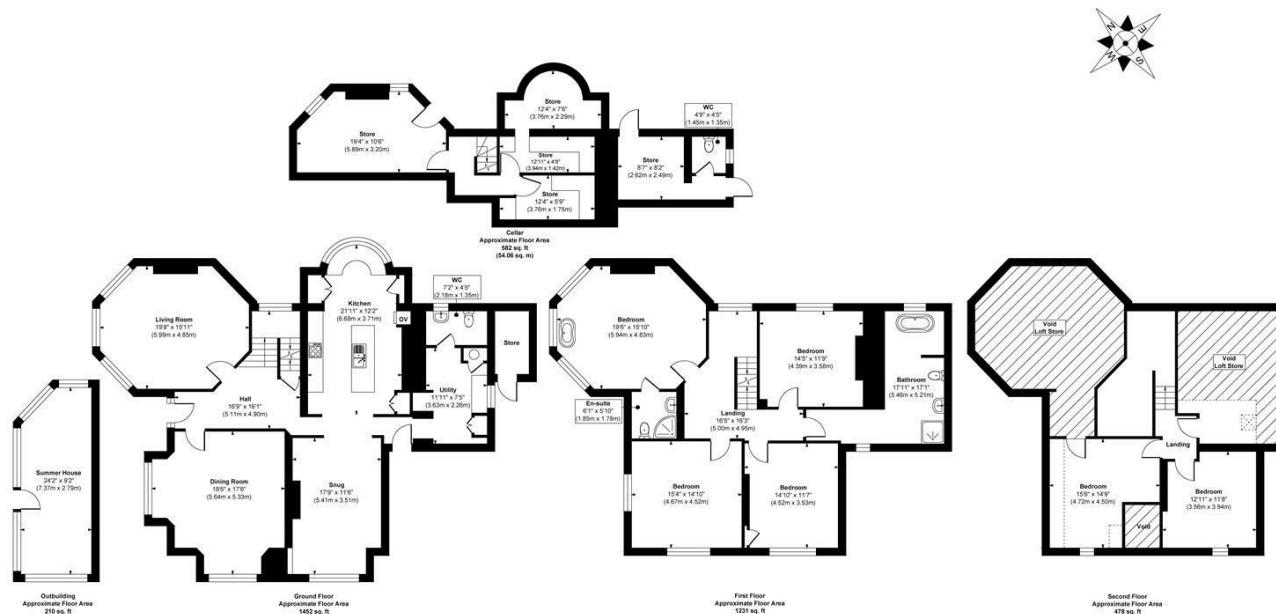
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## CASTLESTEAD PINE TREE AVENUE





Approx. Gross Internal Floor Area 3953 sq. ft / 367.21 sq. m (Excluding Void Area)

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		
(21-38)	F	40	
(1-20)	G		
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

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