



**RIBSTON GARTH WETHERBY ROAD
LITTLE RIBSTON, LS22 4EP**

**£1,350,000
FREEHOLD**

Discover the charm of this breathtaking Barn Style Home ! With four spacious bedrooms and four beautifully designed bathrooms, it's the perfect country retreat you've been dreaming of.

MONROE

SELLERS OF THE FINEST HOMES

RIBSTON GARTH WETHERBY

- Bespoke Design • Detached • Kerb Appeal
- Rural Setting • Four Bedrooms • Four Bathrooms
- Picture Window • Log Store
- Driveway & Store • South East Garden



Monroe invites you to explore a home with exquisite design features, meticulously crafted by its current owners, with no expense spared.

Spanning 3,044 square feet, this unique residence is located on a private road in the beautiful village of Little Ribston and boasts a southeast-facing garden.

Whether you are hosting gatherings or seeking a peaceful retreat, this home meets all your needs. The interior spaces flow seamlessly, creating a perfect balance of light, scale, and functionality.

With picturesque views of the rural countryside, this property is more than just a home; it's a lifestyle statement.

You are welcomed by a bright and spacious entrance hall that effortlessly connects the various living spaces. The expansive, barn style picture window, equipped with built-in blinds, floods the area with natural light. Egyptian limestone flooring flows seamlessly throughout the downstairs, enhancing the sense of open living.

The bespoke oak staircase makes a striking statement as you ascend, with glazed oak and doors that introduce light and a sense of grandeur. A statement chandelier beautifully illuminates the space. Additionally, there is a spacious office/study and beautifully designed guest WC.

The living room boasts four arrow-slit side windows and a striking, custom-built sandstone fireplace, housing a glass fronted log burner. French doors open to the patio and garden views.

At the heart of the home is an exquisitely designed shaker-style kitchen-living-dining room with units crafted by Clarity Arts. This space is complete with Silestone worktops, Miele appliances, a wine fridge, a large induction hob, and an abundance of storage space, all centred around a stylish oval kitchen island with seating and custom cabinetry beneath. Velux windows add brightness, while exposed oak beams and elegant lighting enhance the kitchen, which flows effortlessly into the dining and living areas through to French doors opening to the rear garden.

Off the Kitchen area, a secondary entrance porch/boot room offers convenient access from the driveway and offers plenty of extra storage. There is also a large store room accessible from the boot room, ideal for accommodating extra refrigerators and freezers etc

The first floor of this home adds to its appeal with a thoughtful design. The bridge-style landing is stunning, filled with light from the picture window, and leads to all the rooms through oak doors. It features intricate coving, skirting boards, and high ceilings.

Bedroom One is generously sized and includes large fitted wardrobes, leading to an En-Suite bathroom with a walk-in rainfall shower and a heated towel rail. Bedroom Two also has its own fully tiled En-Suite and fitted wardrobes. The third bedroom is another well-appointed double, complete with a convenient storage cupboard that can be used as a walk-in loft.

The luxurious house bathroom is split-level and outfitted with a fully tiled walk-in rainfall shower and a freestanding bath. All bathrooms maintain an exceptional standard of design and finish.

Ascending to the second floor, the oak staircase continues to the primary suite. This a spacious and airy room featuring Velux windows and has air conditioning. The room includes two 'his and hers' shoe cupboards and, as you walk towards the En-Suite, is fitted with deep, sliding door wardrobes that provide ample storage. The contemporary En-Suite shines with its full tiling, freestanding bath, specialised lighting, and built-in sound system and is complete with a heated towel rail, providing pure luxury.

The driveway leads to a double carport, offering ample parking and log storage. The carport is equipped with two EV charging points. Behind the carport, there is a practical workshop and additional storage space. The front garden is landscaped, featuring a well-maintained lawn adorned with a variety of plants and shrubs, all bordered by slate.

The private, south-east facing rear garden is a true highlight, showcasing a large, paved patio perfect for entertaining. It includes a stunning summer house equipped with WiFi and electricity. There is a sweeping lawn with landscaped borders, a pergola, and a greenhouse. An Indian stone pathway runs around the perimeter of the house.

This home offers the following features:

- Air source heat pump
- Integrated MVHR (Mechanical Ventilation and Heat Recovery) system
- Underfloor heating to all floors
- Control4 lighting and audio system

This is not just a home; it is a masterpiece of thoughtful design and exquisite custom touches. Connect with Monroe and prepare to be impressed.

REASONS TO BUY

- Stunning Detached High Spec Design
- Village Location
- Bespoke Staircase
- Open Plan Living
- Double Car Port
- South East Facing Gardens
- Private Setting

ENVIRONS

Little Ribston is a charming and peaceful village in North Yorkshire that blends countryside tranquillity with local convenience. Nestled in a picturesque rural setting, the village enjoys easy access to nearby market towns such as Wetherby and Knaresborough, where you can find a wide selection of shops, cafés, pubs, and restaurants.

The village boasts a warm, close-knit community and features several appealing local attractions. Residents can enjoy peaceful walks through the scenic countryside, and nearby amenities include traditional country pubs, golf courses, and sports clubs. Local attractions such as The Ribston Park Estate and the beautiful Nidd Gorge are just a short distance away, offering ample opportunities for leisure and outdoor recreation.

Despite its serene location, Little Ribston benefits from excellent connectivity. Nearby routes, including the A1(M), provide quick access to Leeds, Harrogate, and York—making it ideal for commuters or anyone looking to explore the surrounding region.

LOCAL AUTHORITY

North Yorkshire Council

TENURE

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

SERVICES

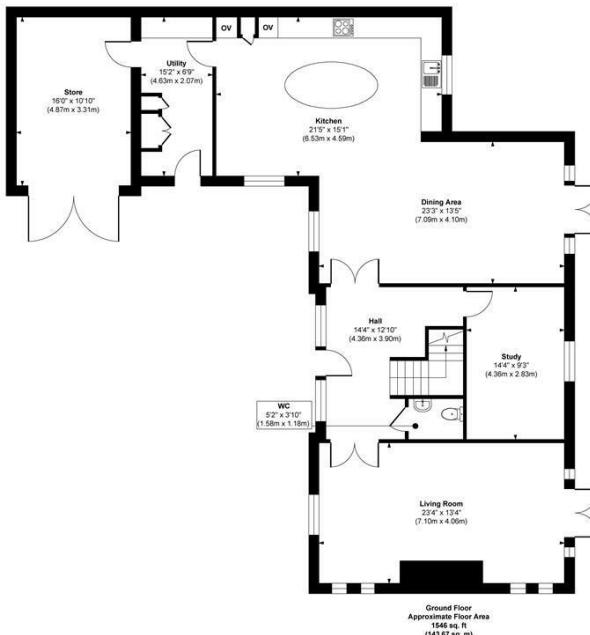
We are advised that the property has mains water, electricity.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

RIBSTON GARTH WETHERBY





Approx. Gross Internal Floor Area 3044 sq. ft / 283.02 sq. m (Including Outbuilding)

Approx. Gross Internal Floor Area 2937 sq. ft / 273.05 sq. m (Excluding Outbuilding)

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

Copyright © Show Home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(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

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

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

MONROE

SELLERS OF THE FINEST HOMES