



## NEW BUILDINGS FARM WEEDLING GATE

TADCASTER, LS24 9BQ

£1,350,000  
FREEHOLD

This farmhouse is not just a home; it is a lifestyle choice, offering the perfect opportunity to enjoy the tranquillity of rural living while remaining within reach of local amenities. Offering full equestrian facilities, extensive outbuildings AND a one bedroom annex, this property is sure to impress.

MONROE

SELLERS OF THE FINEST HOMES

# NEW BUILDINGS FARM

- Farmhouse Full of Character Benefitting from an Additional One Bedroom Annex
- Fantastic Equestrian Setup including Stables, Paddock Land and Menage
- A Substantial 8,035 Sqft of Living Space and Outbuildings
- Set on 4.5 Acres of Usable Land - Perfect for Horses
- Extended Stables For Up To 5 Horses
- Cosy Log Burner for Winter Evenings
- Beautifully Renovated Throughout
- Heaps of Charm & Character
- Excellent Travel Links
- Access to Fantastic Schools Locally



This remarkable farmhouse is truly breathtaking, nestled in the charming rural setting of Stutton while offering excellent connectivity. It boasts a one-bedroom annex, 4.5 acres of land, complete with a paddock, stables, and a flood lit menage, all brimming with charm and character. With a generous total of 8,035 Sq ft, including all outbuildings, this property is a unique find.

As you step through the front door, you are greeted by a welcoming hallway that leads into a spacious kitchen, dining, and living area. This impressive space features a Howdens kitchen, stone flooring, traditional beams, and a kitchen island with room for a double oven and fitted appliances. A stunning log burner adds a cosy touch to the ambience.

On the ground floor, you'll find two generously sized bedrooms along with a convenient guest toilet. Ascending to the upper level, two large double bedrooms boast fitted furniture and modern En-Suite shower rooms, all finished to high standards with exquisite detailing.

The one-bedroom annex offers an open-plan living area filled with character, featuring charming beams and a bespoke fitted kitchen equipped with built-in appliances, plus an outstanding log burner that enhances the cosy atmosphere.

The enchanting grounds stretch over approximately 4.5 acres, complete with garages and plenty of parking space, a paddock, and a menage perfect for riding, as well as a tranquil pond. The property is surrounded by stunning rural scenery and picturesque green belt views.

This exquisite property is finished to the highest standards and is truly move-in ready. Don't miss out call Monroe today!

## ENVIRONS

The village of Stutton is situated two miles southwest of Tadcaster, which offers a wide range of shops and services. Stutton has excellent access to the A64 and A1(M) motorways and is conveniently near railway stations at Ulleskelf and Church Fenton. On Stutton Road, you will find a convenience store, café, post office, and public house. The village falls within the catchment area for the highly regarded Tadcaster Grammar School.

The nearby market town of Tadcaster provides additional amenities, including a variety of shops, a Sainsbury's supermarket, cafés, restaurants, and public houses, as well as a selection of sporting facilities, such as the Tadcaster swimming pool.

The close proximity of the A1 and A64 ensures excellent access to the region's motorway network and to major Yorkshire cities like Leeds, Harrogate, and York. Additionally, intercity railway stations in Leeds and York offer convenient travel to London's King's Cross in under two hours on some services.

#### REASONS TO BUY

- Over 8000 Sqft
- 4.5 acres including a paddock, stables, and Menage
- Beautiful grounds
- Desirable semi-rural village location
- Parking & Garage
- Self Contained Annex

#### 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.

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