8 INGMANTHORPE FOLD

WETHERBY, LS22 5QA

£825,000

FREEHOLD

COUNTRYSIDE LIVING ON THE DOORSTEP OF WETHERBY.

A substantial character home offering over 2,800 sq ft of beautifully appointed living space, with uninterrupted countryside views yet just five minutes from Wetherby.

MONROE

SELLERS OF THE FINEST HOMES

8 INGMANTHORPE FOLD

• Substantial 2,817 sq ft character home, just five minutes from Wetherby town centre • Spectacular uninterrupted views across adjoining greenbelt countryside • Four exceptional double bedrooms, including a luxurious principal suite with dressing room & en-suite • Impressive open-plan living kitchen, complemented by elegant sitting room, dedicated home office, utility & WC • Underfloor heating throughout, paired with exceptional energy efficiency • Versatile home office and generous ancillary spaces, perfectly suited to modern family living • Bespoke kitchen appointed with premium Siemens appliances & Quooker boiling-water tap • Beautifully considered interiors with exceptional attention to detail throughout • Landscaped private gardens, extensive parking & substantial double garage • Peaceful location with greenbelt views

Created on the site of a former barn, the property has been thoughtfully designed to retain a strong sense of character, including timber windows and doors, vaulted ceilings to the first floor, and a wonderful feeling of volume and space, while offering all the advantages of a modern home.

At the heart of the home is a superb open-plan living, kitchen and dining space, filled with natural light and enjoying wonderful views across the surrounding greenbelt. Bi-folding doors open directly onto the garden, creating a fantastic space for both everyday family life and entertaining.

The bespoke kitchen is exceptionally well equipped, with an abundance of cupboard and worktop space and a comprehensive range of integrated Siemens appliances, including double ovens, warming drawers and an instant boiling-water tap, combining practicality with a high level of specification.

The ground floor offers excellent flexibility, with a separate sitting room overlooking the garden, a dedicated home office, utility room and cloakroom. The generous entrance hall provides a welcoming introduction to the home and links the principal living spaces.

Upstairs there are four substantial double bedrooms, two of which benefit from en-suites, together with a separate house bathroom.

The principal bedroom is a calm and spacious retreat, with its own dressing room and en-suite. The en-suite features twin sinks, a large walk-in shower and a high-quality contemporary finish.

Outside, the landscaped garden forms a natural extension of the living accommodation, with a generous terrace ideal for outdoor dining and entertaining, together with lawned areas and views across the surrounding countryside.

A spacious double garage provides secure parking and excellent additional storage, complementing the generous accommodation within the house.

The property also benefits from underfloor heating throughout the ground floor, as well as in the principal en-suite and house bathroom, together with a very high energy efficiency rating.

With its combination of generous accommodation, character, contemporary living, landscaped gardens and an enviable countryside setting just minutes from Wetherby, this is a rare opportunity to acquire a substantial and beautiful presented family home in a peaceful yet highly convenient location.

ENVIRONS

Ingmanthorpe Fold is situated in a beautiful countryside location five minutes drive from Wetherby town centre, providing easy access to the motorway network and the cities of Leeds, York, and Harrogate. Wetherby, located on the River Wharfe, offers excellent shopping facilities, recreational amenities and popular schools for all age groups.

REASONS TO BUY

- Substantial family property
- Four double bedrooms, including a master suite with dressing room and luxury ensuite
- An additional ensuite and a house bathroom
- Fabulous open-plan living kitchen diner with integrated appliances
- Beautifully presented throughout
- Landscaped garden with terrace and lawn
- Double garage
- Peaceful location with greenbelt views
- Five-minute drive from Wetherby town centre
- Underfloor heating throughout the ground floor (wet system)
- Ventilation system throughout (Environvent) and very high energy efficiency

SERVICES

We are advised that the property has mains water, electricity and gas.
Drainage is paid via a community charge of approximately £725 per annum.

LOCAL AUTHORITY

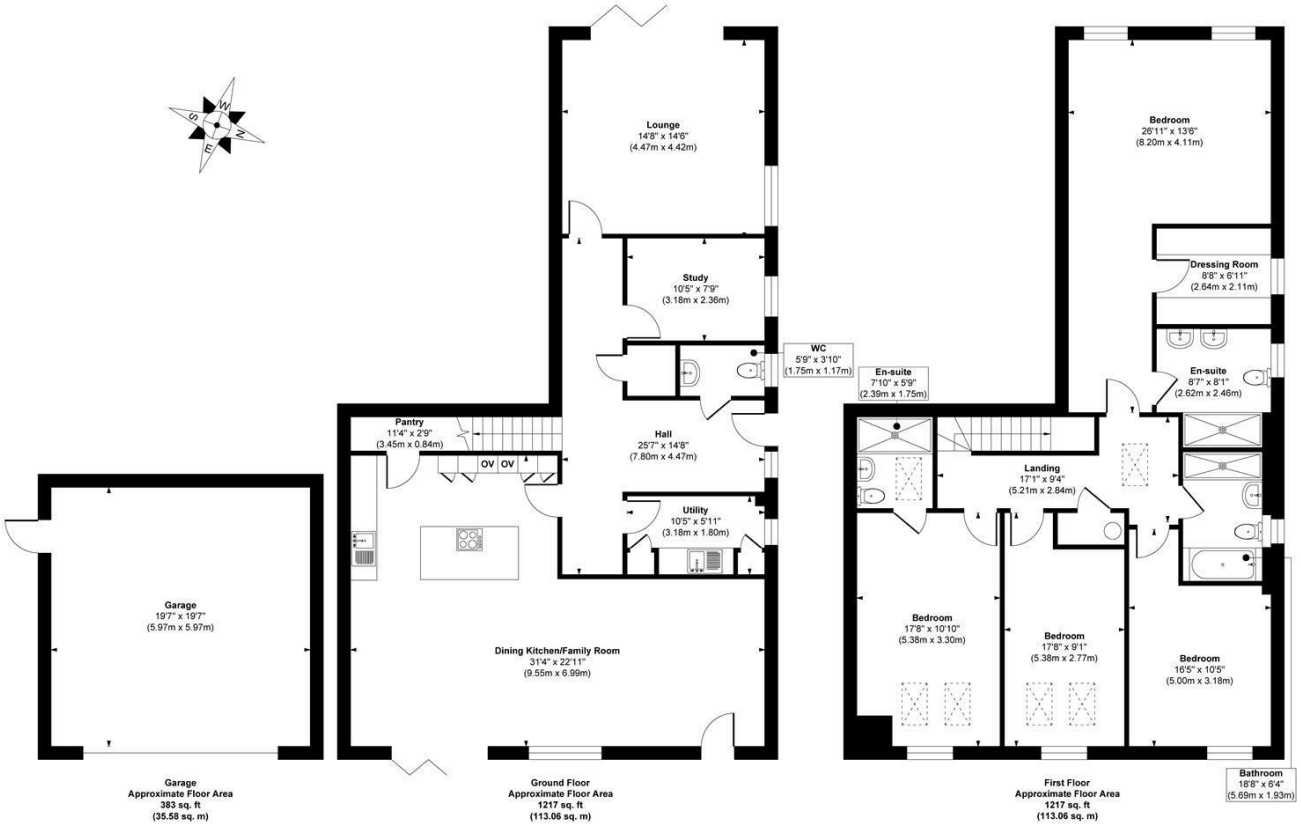
North Yorkshire

TENURE

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

VIEWING ARRANGEMENTS

8 INGMANTHORPE FOLD



Approx. Gross Internal Floor Area 2817 sq. ft / 261.70 sq. m (Including Garage)

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

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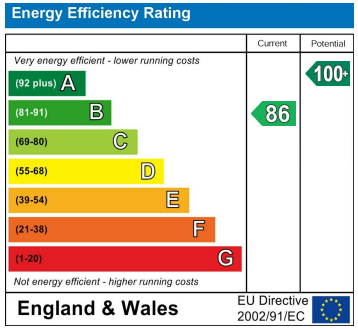

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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