



## BIRKBY GRANGE FARM CARR LANE

THORNER, LS14 3HG

£2,300,000  
FREEHOLD

Are you looking for a outstanding family home close to Thorner Village with over 5000Sqft. Call Monroe Boston Spa for more details.

MONROE

SELLERS OF THE FINEST HOMES



# BIRKBY GRANGE FARM CARR

- Substantial Family Home • Outstanding Countryside Views • Tastefully Extended • Six Bedrooms • Six Reception Rooms • Gym • Putting Green • Driveway With Electric Gates • Travel Links • 1.5 Acres



Monroe is proud to present Birkby Grange Farm, an extraordinary property featuring over 5,000Sqft of living space. This stunning home is situated on extensive private grounds, alongside six other properties, just off Carr Lane at the edge of the charming village of Thorner. With breathtaking views of the countryside, six spacious bedrooms, and a personal putting green, this home truly embodies a dream lifestyle.

Exquisitely reimagined and meticulously crafted, Birkby Grange Farm is a rare gem in the heart of the Yorkshire countryside, a home where timeless design meets modern luxury.

Fully refurbished to the highest standards, the property captivates with its curb appeal, set behind electric gates and beautifully manicured grounds. This home provides abundant entertainment space and features six generous bedrooms, all with exceptional specifications.

Upon entering, you are welcomed by a stunning and spacious entrance hall with an oak staircase that leads to the kitchen-diner, a guest WC, and two additional reception rooms.

One of the many highlights of the home is the open-plan kitchen-diner, thoughtfully designed for family gatherings. It boasts luxury Wolf appliances and underfloor heating. The formal dining room features French doors that frame breathtaking garden views.

The entertainment room, equipped with a bar, offers convenient access to the garden, perfect for gatherings. Additionally, there is a fully fitted gym and a separate toilet for added convenience.

On the first floor, you will discover four elegant double-bedroom suites. The principal suite features fitted furniture and a luxurious En Suite bathroom with a separate shower and bath, complemented by two further modern bathrooms on this floor.

The second floor includes two additional bedrooms, a bathroom, and a storage area, ensuring space for every need.

Externally, the property showcases beautifully manicured gardens with numerous inviting seating areas, two summer houses, and a stylish glass pod. The grounds are adorned with trees, shrubs, and vibrant flowers, while the spacious driveway provides ample parking for multiple cars, all set behind electric gates.

For the opportunity to explore this outstanding home, please contact Monroe.

## ENVIRONS

Conveniently located off Carr Lane on the outskirts of Thorner Village, this property is just off the A58 and

close to Wetherby, Leeds, and York. It offers excellent connectivity with easy access to the A58, A1, and the East Leeds Orbital Road. Thorner combines fantastic transport links with a rural, idyllic setting. This home is situated in the heart of the village, just a short walk from many amenities on Main Street. Additionally, it is a quick drive to the popular market town of Wetherby and the village of Boston Spa.

#### REASONS TO BUY

- Substantial Property
- Six Double Bedrooms
- Five Reception Rooms
- Gym
- Large, Private Garden
- Putting Green
- Summers Houses & Glass Pod
- 1.5 Acres
- Sought After Location

#### SERVICES

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

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

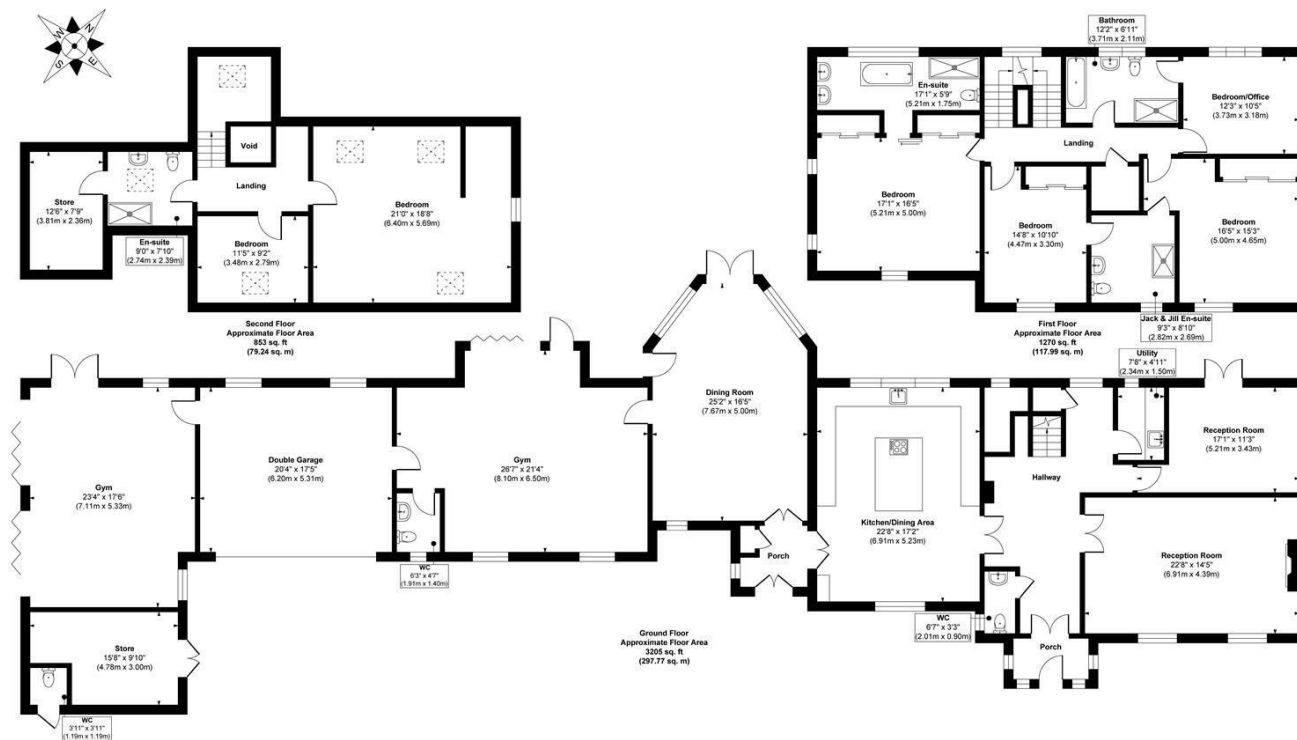
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## BIRKBY GRANGE FARM CARR





**Approx. Gross Internal Floor Area 5328 sq. ft / 495.00 sq. m**

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	71	75
(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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