



LONSDALE HOUSE ST. JOHNS ROAD
WETHERBY, LS23 6DD

£1,070,000
FREEHOLD

Looking for a spacious, detached home with stunning views and top rated schools? Your dream property awaits, perfect for family, comfort, and endless possibilities.

MONROE

SELLERS OF THE FINEST HOMES

LONSDALE HOUSE ST. JOHNS

- Chain Free!
- Detached Five Bedroom Family Home
- Stunning Countryside Views
- Exceedingly Private South Facing Garden
- Just Under 3,000 sqft
- Balcony with Views
- Set Behind Electric Gates
- Lovely Garden Atrium
- Walking Distance Excellent Schools
- Fantastic Travel Links & Amenities



Monroe Estate Agents are delighted to present this exceptional five-bedroom detached family home, offering approximately just under 3,000 sq ft of beautifully proportioned living space. Tucked away on a quiet road in the heart of the ever-popular village of Boston Spa, the property enjoys a peaceful setting with open countryside views, while remaining within easy reach of excellent local amenities, independent restaurants, and vibrant coffee shops. With outstanding nearby schools and superb transport links to York, Wetherby, and Leeds, this home is ideally suited to families and commuters alike.

The welcoming entrance hallway is both bright and spacious, featuring elegant wooden flooring and a striking staircase that sets the tone for the rest of the home. From here, you are led into a formal living and dining room, complete with a feature fireplace and wood-burning stove—perfect for cosy evenings and entertaining guests.

The contemporary breakfast kitchen is fitted with high-quality appliances and provides an excellent space for everyday family life. Additional ground-floor accommodation includes a versatile study ideal for home working, along with a practical utility room and convenient guest WC.

The first floor continues to impress with five generously sized bedrooms. Two benefit from fitted wardrobes and

stylish en-suite bathrooms, offering comfort and privacy. The remaining bedrooms are bright and well-proportioned, with one enjoying access to a private balcony—ideal for taking in the surrounding views. The house bathroom is a standout feature, boasting elegant his-and-hers sinks, a separate shower, a freestanding bath, full tiling, and a heated towel rail.

Externally, the property offers a large driveway leading to a double garage, providing ample off-street parking. To the rear is a beautifully landscaped, south-facing private garden, designed for both relaxation and entertaining. With two patio areas, a stunning glass atrium, perfect for alfresco dining, an electric vehicle charging point, and generous outdoor space, it is perfect for hosting family and friends or enjoying peaceful sunny days.

Boston Spa is renowned for its picturesque surroundings, strong community feel, excellent schooling, and wide range of amenities, with convenient access to surrounding towns and cities via major transport links.

For further information or to arrange a viewing, please contact Monroe Estate Agents.

REASONS TO BUY

- Chain Free!!

- Detached Family Home
- Large Driveway plus Double Garage
- Prime Central Boston Spa Location
- Beautifully presented throughout
- Set Behind Electric Gates
- Highly Sought-After Village Location
- Five Well Proportioned Bedrooms
- Three Generous Reception Rooms
- South-Facing, Private Garden

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.

ENVIRONS

Boston Spa offers the perfect blend of convenience and charm. With a variety of independent eateries, coffee shops, beauty salons, and trendy bars, there's something for everyone. Commuters enjoy excellent connections to York, Wetherby, and Leeds, while those who prefer a more relaxed pace can explore scenic walks and local activities right on their doorstep.

SERVICES

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

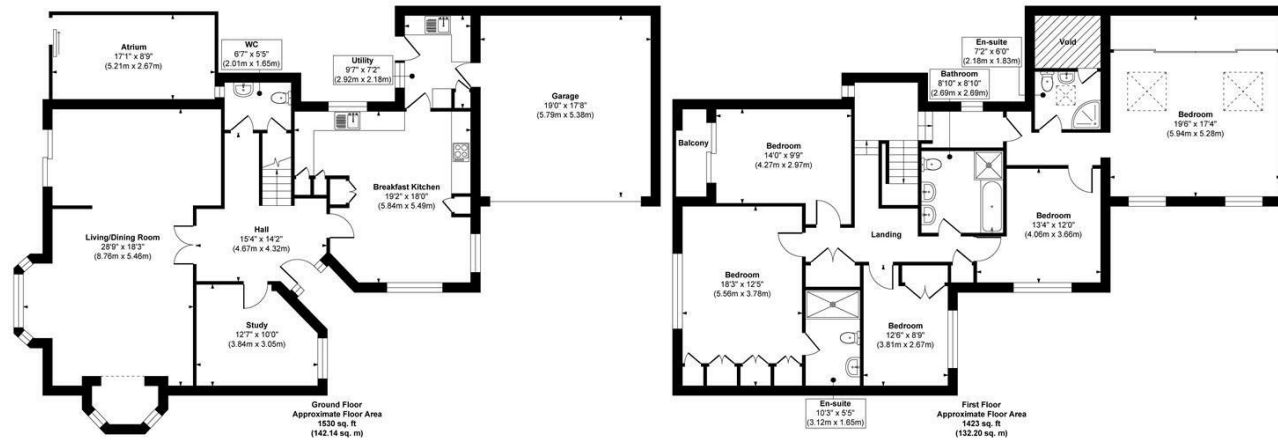
LOCAL AUTHORITY

Leeds City Council

TENURE

LONSDALE HOUSE ST. JOHNS





Approx. Gross Internal Floor Area 2953 sq. ft / 274.34 sq. m (Including Garage)

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		89	89
(69-80) C			
(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

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