LITTLEBECK OLD MILL LANE

WETHERBY, LS23 6LE

£999,999

FREEHOLD

Littlebeck is meticulously designed and presented to an impeccable, move-in-ready standard, this exceptional detached family home offers an outstanding blend of luxury, comfort, and contemporary living.

MONROE

SELLERS OF THE FINEST HOMES

LITTLEBECK OLD MILL LANE

• An Outstanding Five-Bedroom Family Home • Occupying a Private and Peaceful Position in the Highly Desirable Village of Clifford • Beautifully Curated Interiors • Five Generously Proportioned Bedrooms, Enjoying Leafy Outlooks • Three Spacious and Versatile Reception Rooms • Rangemaster & Quooker Hot Tap • Bespoke Wooden Windows & Floors • Private Garden with Beck and Bridge • Summer House & Bali Hut

Littlebeck is a truly exceptional home, offering over 2,600 square feet of beautifully presented and stylish living accommodation. Situated in the highly sought-after village of Clifford, this impressive family residence has been thoughtfully extended and enhanced over the years, creating a versatile and elegant home with bespoke finishes throughout.

Tucked away on a wonderfully quiet road, Littlebeck is a hidden gem that effortlessly combines character with modern comfort. One of its most enchanting features is the picturesque beck that meanders through the garden, passing beneath a charming bridge to create a unique and tranquil setting rarely found in a family home.

The current owners have crafted this lovely property to high standards, making it perfect for family living. It boasts generous reception areas, five spacious bedrooms, and beautifully landscaped gardens filled with a variety of plants, shrubs, and flowers, as well as ample parking available on the gravel driveway.

Upon entering, you'll be greeted by a generous hallway that guides you to a formal living room, complete with a beautiful fireplace featuring a multi-fuel stove. The hallway also offers access to a convenient guest toilet and flows seamlessly into the striking open-plan kitchen and dining area. Moreover, there’s a study with French doors that lead right out to the garden, alongside a spacious utility room and access to the garage. Every detail has been carefully considered for effortless living.

The standout feature of this home is the stunning bespoke kitchen, meticulously hand-built for both style and functionality. It boasts marble worktops, a Samsung fridge freezer, a Rangemaster cooker, a Smeg dishwasher, a Quooker hot tap, a double Belfast sink, and a stylish kitchen island, making it a true paradise for cooking enthusiasts. The large windows provide excellent views of the garden and fill the space with natural light.

One of the standout features of this home is the exquisite wooden flooring that adorns the ground floor. Additionally, all the windows are custom-fitted, lending an air of elegance throughout the space.

The first floor of this family home offers ample living space, featuring four generously sized bedrooms and two elegantly designed bathrooms. Both bathrooms include freestanding bathtubs and refreshing power showers, providing a perfect blend of style and comfort. The primary bedroom stands out with its own steam room shower cubicle, delivering a spa-like experience for ultimate relaxation.

Additionally, there is a separate staircase leading to another bright and airy bedroom, which comes

complete with its own En-Suite shower room, ensuring convenience and privacy for guests or family members.

Externally, the front of the home features an impressive gravel driveway with plenty of space for multiple cars, allowing for easy access to the garage. At the rear, you'll find a lovely lawned garden with separate patios that are perfect for family gatherings and lively outdoor entertaining. There is also a Bali hut and a summer house, currently used for yoga sessions. A stylish pergola further enhances the outdoor space. At the end of the garden, a charming stream flows beneath a picturesque bridge, creating a serene and inviting atmosphere.

This property is truly exceptional and shouldn't be overlooked. Please reach out to Monroe for more information and to schedule your viewing..

ENVIRONS

Clifford is a fantastic village located just a short walk from Boston Spa. It is renowned for its excellent local amenities, which include independent eateries, charming coffee shops, delightful beauty salons, and trendy bars. For commuters, the village offers great connectivity to York, Wetherby, and Leeds, along with easy access to the national motorway network, making it an ideal location. Those who prefer to stay close to home can enjoy a variety of scenic walks and participate in local activities.

REASONS TO BUY

- High End Property Throughout
- Village Location, a true hidden gem
- Five Bedrooms Three Bathrooms
- Stunning Garden with Beck & Bridge
- Access to Outstanding schools
- Excellent Amenities close By

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

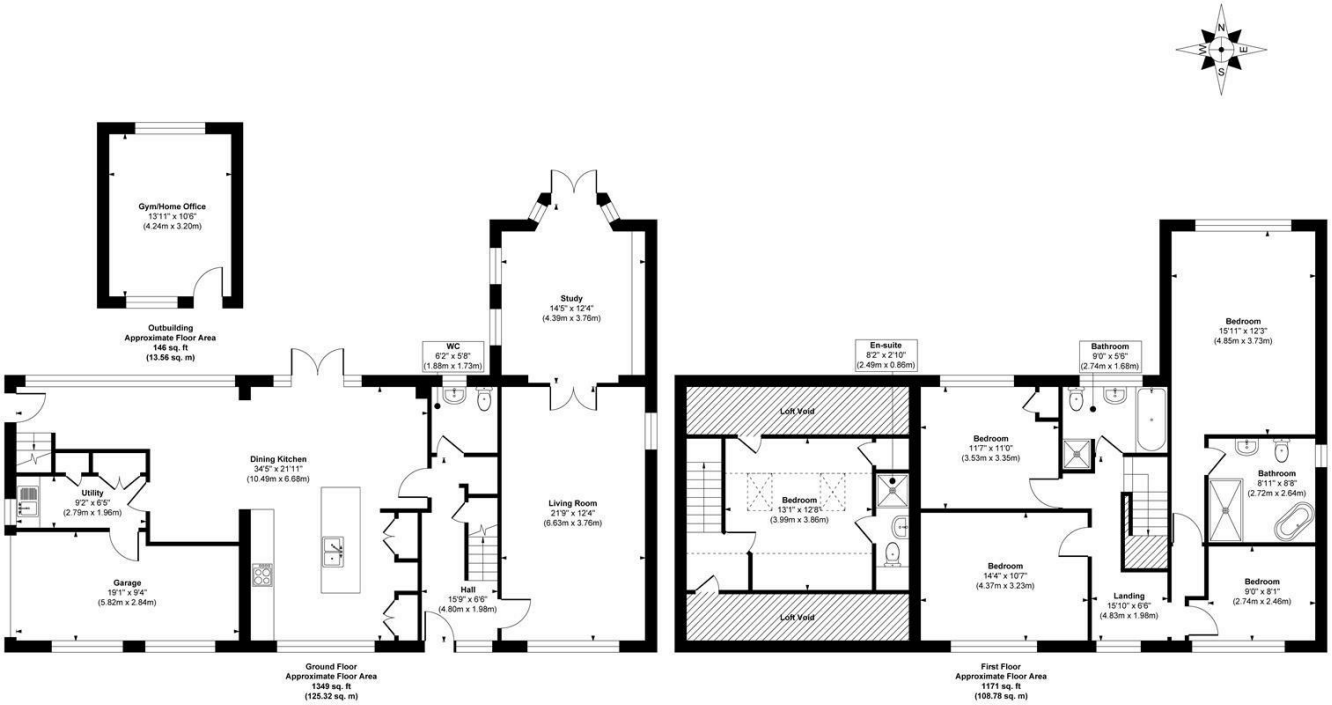
TENURE

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.

LITTLEBECK OLD MILL LANE



Approx. Gross Internal Floor Area 2666 sq. ft / 247.66 sq. m (Including Garage & Outbuilding)

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

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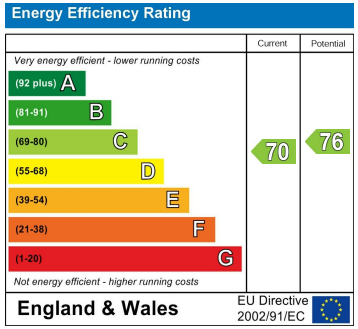

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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