



**34 THORP ARCH PARK
WETHERBY, LS23 7AN**

**£1,495,000
FREEHOLD**

Featuring spacious living areas, a state-of-the-art kitchen, and beautifully appointed bedrooms and bathrooms, Stone Lodge is designed for contemporary family living.

MONROE

SELLERS OF THE FINEST HOMES

34 THORP ARCH PARK

- Sought-after location • Close walk to many fantastic amenities
- Superb open-plan, kitchen-living diner
- Spacious living room • 5 ample bedrooms, including a fabulous primary suite
- Three bathrooms
- Gorgeous, South-facing garden • Large plot
- Solar Power • Ample parking



Stone Lodge truly is the perfect family home, situated on an enviable plot on the sought-after Thorp Arch Park. The ground floor features a spacious entrance hallway leading to a formal living room with dual aspect views and a woodburning stove. There's also a versatile snug/office, a cloakroom with integral garage access, and a convenient ground floor shower room. The highlight is the impressive kitchen, living, and dining area. The bespoke kitchen includes quartz countertops, an inset Belfast sink, and integrated appliances, with a matching utility room for added convenience. This fantastic space epitomizes modern living, offering the best of both open-plan design and indoor-outdoor living. Dual-aspect bi-folding doors lead out onto an expansive terrace, creating a seamless flow perfect for entertaining.

Upstairs, the property offers five bedrooms in total and a stylish house shower room. Among them are four spacious double bedrooms and a gorgeous primary suite. The primary bedroom is truly exceptional, featuring a large bedroom with stunning garden views, a dressing area with ample fitted wardrobes, and a luxurious en suite. The en suite includes a walk-in shower, a freestanding tub, and a twin vanity.

Externally, Stone Lodge sits on a generous plot offering ample parking and a beautifully maintained south-facing garden. The thoughtfully landscaped garden features several zones for relaxing and entertaining, set

against a backdrop of mature trees that provide total privacy. This home also benefits from solar panels, and planning permission in place for a garden room to the bottom of the garden, overlooking the river, which would make the perfect home-office or hobby room.

Properties of this standard, in such a sought-after location, are a rare find! To find out more about this exceptional family home, call Monroe.

REASONS TO BUY

- Immaculately presented, detached home
- Three superb reception rooms
- Five Bedrooms
- Private and Beautiful Garden
- Bright & Light Throughout
- Ample parking
- Sought-after location
- Close-by to excellent amenities
- Solar panels

ENVIRONS

Thorp Arch is an attractive village that has a wonderful community feel and is served by a well-known school, public house, and church. Thorp Arch Park is just a very short walk from Boston Spa high street which offers truly superb amenities, such as independent eateries,

coffee shops, beauty salons, and trendy bars. For the commuter, there is excellent connectivity to York, Wetherby, and Leeds, whilst for those who enjoy spending time closer to home you can enjoy an endless variety of scenic walks and local activities.

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.

34 THORP ARCH PARK





Approx. Gross Internal Floor Area 3394 sq. ft / 315.31 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) A | | |
| (81-91) B | | |
| (69-80) C | 77 | 83 |
| (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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