GREEN HEDGES GREEN LANE

TADCASTER, LS24 9BW

£799,999

FREEHOLD

Are you on the hunt for a charming, fully renovated detached home that comes with ample land and outbuildings just brimming with potential? Look no further!

MONROE

SELLERS OF THE FINEST HOMES

GREEN HEDGES GREEN LANE

• Beautifully Renovated Detached Family Home • Set on 0.9 Acre of Usable Land • Beautiful Rural Setting Offering Fantastic Views Out Of Every Window • Thoughtfully Extended and Renovated Throughout • Over 4,000 sqft • Four Spacious Double Bedrooms • Open Plan Living Benefitted by Underfloor Heating • Extensive Outbuildings Offering Fantastic Potential • Exceedingly Private Plot

Green Hedges is a beautifully renovated detached family home, showcasing impeccable presentation throughout. Spanning a generous 4,059 square feet, this property boasts multiple reception areas, making it an ideal space for entertaining guests. It is conveniently located on the outskirts of the charming village of Stutton.

Upon entering, you'll find a spacious boot room filled with storage cupboards and a seating area, perfect for family living. This space also offers access to the guest WC and a study.

The open-plan breakfast kitchen and dining area features a custom-built Magnet kitchen that includes integrated AEG and Hotpoint appliances, as well as solid oak worktops. The kitchen island provides seating and is equipped with a wine fridge and a double oven. Bi-fold doors open to the garden, creating a bright and spacious area that is perfect for gatherings. Additionally, there is a convenient utility room.

The formal living room highlights a stylish fireplace, adding a touch of elegance.

Upstairs, there's a roomy landing leading to the principal bedroom, which boasts an impressive dressing room and a modern En-Suite bathroom featuring a shower.
Additionally, you'll find two more double bedrooms and a contemporary house bathroom, which includes a separate walk-in shower and a freestanding bathtub.

Outside, the landscaped garden offers a generous decking area complete with a pergola, all set within 0.9 acres of land. The property also includes extensive outbuildings (in need of renovation), providing great potential for various uses.

This is a rare opportunity to acquire a significantly sized family home that has been fully renovated. Viewing is essential, as it includes extensive outbuildings with potential. To learn more and arrange your viewing, call Monroe.

ENVIRONS

The village of Stutton is located two miles southwest of Tadcaster, which offers a wide range of shops and services. Stutton has excellent access to the A64 and A1(M) and is conveniently near railway stations at Ulleskelf and Church Fenton. The village is within the catchment area for the highly regarded Tadcaster Grammar School. In Stutton, you will find a convenience store, a café, and a Post Office. The market town of Tadcaster provides additional facilities, including a variety of shops, a Sainsbury’s supermarket, cafes, restaurants, and public houses, as well as a broad selection of sporting amenities, such as the Tadcaster swimming pool.

The close proximity of the A1 and A64 ensures excellent access to the region's motorway network and to major Yorkshire centres like Leeds, Harrogate, and York. Additionally, intercity railway stations in Leeds and York allow convenient access to London’s King's Cross in under two hours on some services.

REASONS TO BUY

- Stunning Detached Home
- Fully Refurbished
- Gorgeous views
- Superb amenities close by
- Four Double Bedrooms
- Two Bathrooms
- 0.9 Acre
- Outbuildings with Potential

SERVICES

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

LOCAL AUTHORITY

North Yorkshire Council

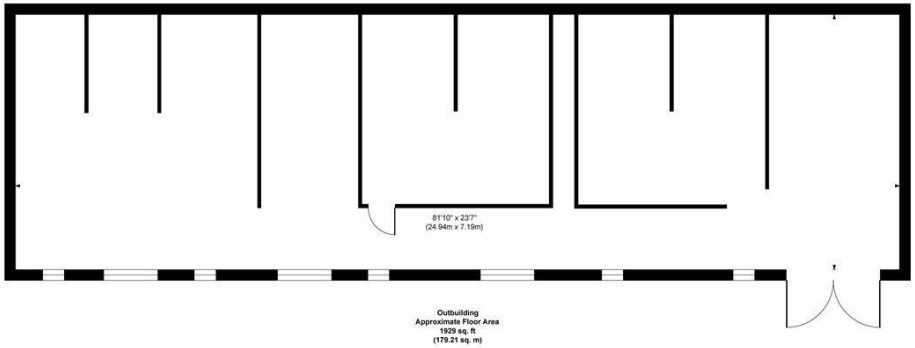
TENURE

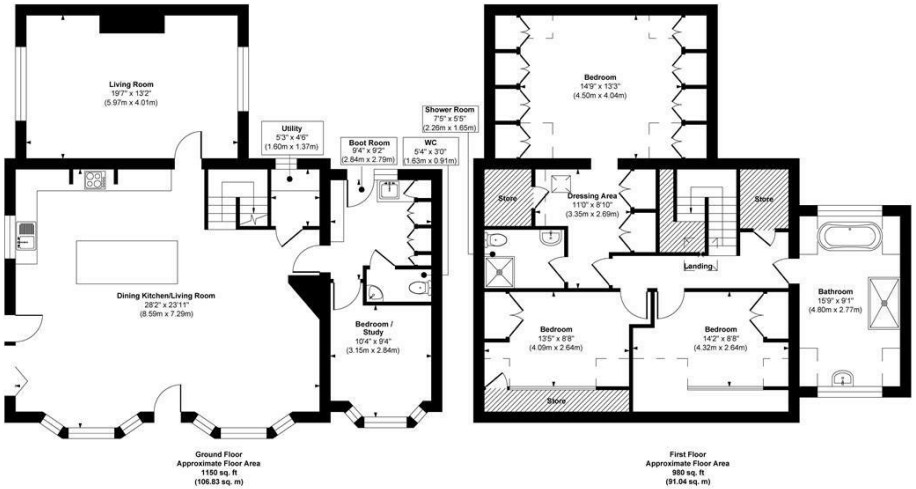
We are advised that the property is freehold, chain-free, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

GREEN HEDGES GREEN LANE

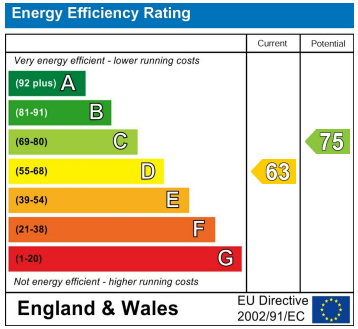




Approx. Gross Internal Floor Area 4059 sq. ft / 377.08 sq. m (Including Outbuilding)

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

Copyright © Show Home.



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

Boston Spa Sales
186, High Street Boston Spa
Wetherby
LS23 6BT

01937 534755
bostonspa@monroeestateagents.com
www.monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES