



## BEECHFIELD THE TERRACE

WETHERBY, LS23 6AH

£2,000,000  
FREEHOLD

The Terrace is a stunning property on the high street of Boston Spa, offering high-spec finishes throughout and a swimming pool. Call us to book your viewing.

MONROE

SELLERS OF THE FINEST HOMES

# BEECHFIELD THE TERRACE

- Chain Free!!
- Grade II Listed
- In the Heart of Boston Spa
- Six Spacious Bedrooms
- Private Swimming Pool
- 5925 Sqft
- Extensively Refurbished
- Countryside Walks
- Access to Excellent Schools



The Terrace, a stunning Grade II listed Georgian residence, is truly a hidden gem. Boasting six spacious bedrooms and four well-appointed bathrooms, this remarkable property features a swimming pool, gated parking, and ample garage space for several vehicles. Originally established as a hotel, The Terrace is part of one of the most prestigious property collections in Boston Spa, with Beechfield House being notably large and prominent.

In 2016-17, the property was extensively refurbished, which included a new kitchen, bathrooms, plumbing, heating, and electrics. It also featured zoned underfloor heating throughout the entire ground floor.

Over the past few years, the property has undergone meticulous and thoughtful refurbishment, preserving its wealth of period features and high ceilings throughout.

As you step through the grand entrance hall, you'll discover two main reception rooms: an incredibly spacious living room adorned with large double-aspect windows that offer stunning views over the grounds and tennis courts, and a bright dining room featuring a generous window that overlooks the picturesque rear garden.

The bespoke kitchen, crafted by Jeremy Wood Interiors, is cleverly separated from the dining room by a double-sided multi-fuel stove. This sophisticated space includes a central island, marble worktops, and a magnificent westerly-facing window that opens up to the garden.

Completing the ground floor is another large reception room,

currently set up as a home gym, along with a convenient shower room and a boot room showcasing the original well as a striking focal point.

On the first floor, the master bedroom provides breathtaking views of the tennis courts, complemented by a luxurious En-Suite shower room and a spacious dressing area. Bedrooms four and five share a Jack and Jill bathroom and are also located on this floor, alongside a dedicated home office.

Heading to the second floor, bedroom two mirrors the elegant layout of the principle suite below, while bedroom three is generously sized and features its own luxurious En-Suite bathroom. An additional spacious double bedroom is also found on this level.

Outside, the property boasts a beautifully manicured walled garden, a fabulous outdoor swimming pool with a retractable roof, and garage space for up to five cars. It comes to market with the added benefit of no onward chain, making it an enticing opportunity for potential buyers.

Externally, the property boasts a beautifully manicured walled garden, a fabulous outdoor swimming pool with a retractable roof, and garage space for up to five cars. It is offered to the market with the added advantage of no onward chain.

Don't miss your chance to see this home, which provides access to all the excellent amenities and schools Boston Spa has to offer. Call Monroe now.

## SHOW STOPPERS

- Chain Free
- Unique Property
- Heart Of Boston Spa
- Beautifully Presented Throughout
- Highly Sought-After Location
- Superb Amenities Close By
- Extensively Refurbished
- Six Spacious Bedrooms
- Three Reception Rooms
- Ample Off-Street Parking
- Private Swimming Pool

## ENVIRONS

Boston Spa boasts a wonderful array of local amenities, featuring charming independent eateries, inviting coffee shops, beauty salons, and stylish bars. For those commuting, the area offers excellent transport links to York, Wetherby, and Leeds. If you prefer to stay local, you'll find numerous scenic walks and engaging activities to enjoy. This much-coveted village prides itself on a superb selection of amenities that cater to everyday needs, including a diverse range of shops, restaurants, bars, a medical centre, and well-regarded schools for children of all ages. The nearby market town of Wetherby is just a short drive away, and the property's prime location makes it particularly appealing for commuters, thanks to its close proximity to the A1, which conveniently connects to the region's broader motorway network.

CGIs have been placed in this property, these are

computer-generated 3D images (or, in some contexts, virtual tours) have been created to show what the interior or exterior of the property could look like.

## SERVICES

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

## LOCAL AUTHORITY

Leeds City Council

## TENURE

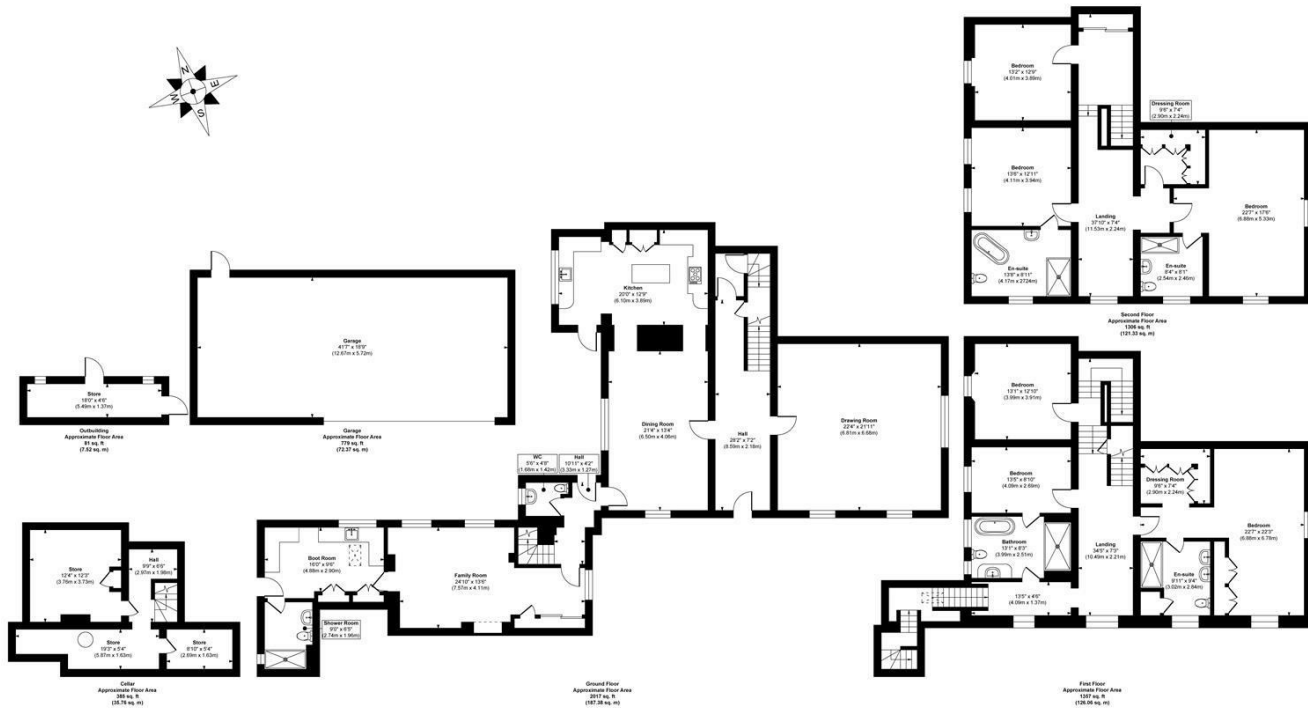
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## BEECHFIELD THE TERRACE





**Approx. Gross Internal Floor Area 5925 sq. ft / 550.42 sq. m (Including Garage & Outbuilding)**

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>		70	80
(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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