



MARVIN LOSHPOT LANE

WETHERBY, LS22 5HJ

£1,050,000
FREEHOLD

This remarkable property boasts breathtaking views and is nestled in an ideal rural location. The serene landscape creates a perfect backdrop for those seeking a peaceful retreat from the hustle and bustle of city life. If you're interested in learning more about this stunning opportunity, don't hesitate to reach out to Monroe today!

MONROE

SELLERS OF THE FINEST HOMES

MARVIN LOSHPOT LANE

- Detached Spacious Property
- Full of Charm & Character
- 2826 Sqft
- Five Bedrooms
- Three Bathrooms
- 2 Acres
- Stables Paddock & Menage
- Log Burners
- Double Garage & Lots of Parking



Marvin is a gorgeous detached farmhouse-style property boasting over 2,500 square feet, complete with stables, a paddock, and a menage. This home presents a unique chance to embrace countryside living while enjoying modern conveniences. Nestled in beautiful rural surroundings, it offers access to excellent schools, strong transport links, and the amenities of Wetherby just moments away, making it an ideal location for families, professionals, and anyone seeking a more laid-back lifestyle in one of North Yorkshire's most sought-after areas.

As you step inside, you're greeted by a hallway that leads to a spacious kitchen-diner and a formal lounge, along with a shower room and access to the garage. The open-plan kitchen-diner is truly impressive, featuring a stylish kitchen island, a Belfast sink, and built-in appliances.

The lounge stands out with its striking exposed brick fireplace, complete with a dual log burner, and double French doors that open up to the garden.

Upstairs, you'll find four generous double bedrooms, a dressing room, and a study. One of the bedrooms has an En-Suite, and there's also a house bathroom fitted with a freestanding bath.

Outside, this property continues to impress with its stunning rural backdrop, a double garage, a large driveway, paddock, menage, stables, and two acres of

land truly a remarkable setting that enhances the charm of this exceptional home.

To arrange your viewing of this must-see home, call Monroe.

ENVIRONS

Nestled on the rural edge of the desirable village of Kirk Deighton, Marvin combines countryside tranquillity with excellent connectivity. Just minutes from the thriving market town of Wetherby, this property offers a perfect blend of peaceful village life and easy access to amenities.

Kirk Deighton is a charming North Yorkshire village surrounded by open countryside and scenic walking routes. It provides a strong sense of community and is conveniently located near Wetherby, known for its Georgian architecture, independent shops, cafés, and markets.

Marvin is well-placed for commuters, with easy access to the A1(M) for links to Leeds, Harrogate, and York. Nearby Cattal station offers rail services, while Leeds Bradford Airport is a short drive away.

Families are attracted to the area for its excellent schools, including Deighton Gates Primary and Wetherby High School, along with several independent

options. Wetherby boasts a range of day-to-day amenities, including supermarkets, cafés, and healthcare facilities.

Residents can enjoy riverside walks along the River Wharfe, access to golf courses, and numerous countryside trails. Kirk Deighton also features a lovely gastropub, The Bay Horse, enhancing its appeal as a peaceful yet well-connected community.

REASONS TO BUY

- Gorgeous Detached Property
- Immaculately Presented Throughout
- Highly Sought-After Village Location
- Superb Amenities Close By
- Full Of Charm And Character
- Paddock Stables & Menage

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.

MARVIN LOSHPOT LANE





Approx. Gross Internal Floor Area 2826 sq. ft / 262.53 sq. m (Including Stable)

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			
(55-68) D		64	
(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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