



**BRAMBLE HOUSE WEEDLING GATE**  
TADCASTER, LS24 9BQ

**£1,095,000**  
**FREEHOLD**

Are you looking for a stunning property, finished to very high standards?

**MONROE**

SELLERS OF THE FINEST HOMES

# BRAMBLE HOUSE WEEDLING

- Chain Free` • Outstanding Property • Detached • 4082Sqft • South Facing Gardens • Stunning Finishes • Four Bedrooms • Open Plan Living • Four Reception Rooms • Tadcaster Grammar



Monroe is thrilled to present Bramble House, a stunning executive detached family home that boasts high-specification interiors and impeccable presentation.

With a generous living space of 4,082 Sqft, this property features multiple reception rooms, making it perfect for entertaining. It is ideally situated on the outskirts of the village of Stutton.

The grand and inviting ground floor is filled with natural light and space, highlighted by a solid oak staircase and underfloor heating throughout.

The open-plan breakfast kitchen and dining area showcases a custom-made Smith Brothers kitchen, equipped with Miele appliances, including a double oven. This area also offers convenient access to the family room and utility space.

The formal living room features bespoke windows and a stylish fireplace, complete with a log burner. There is also a formal dining room and a study.

Upstairs, you'll find a spacious and well-lit landing. The principal bedroom comes with an impressive dressing room and a modern bathroom that includes both a shower and a bathtub, along with a balcony offering stunning views. Additionally, there is another double bedroom with an en-suite, as well as two more bedrooms.

Outside, the south-facing garden is beautifully

landscaped, featuring a patio and grassy areas. A double garage is also available for added convenience.

This is a rare opportunity to acquire a significantly sized home, and viewing is essential to fully appreciate its true 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.

Strictly through the selling agent - Monroe Estate Agents.

#### REASONS TO BUY

- Chain Free
- Stunning Detached Home
- High Specification Throughout
- Gorgeous views
- Superb amenities close by
- Four Double Bedrooms
- Three Bathrooms
- South Facing Gardens

#### SERVICES

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

#### LOCAL AUTHORITY

North Yorkshire Council

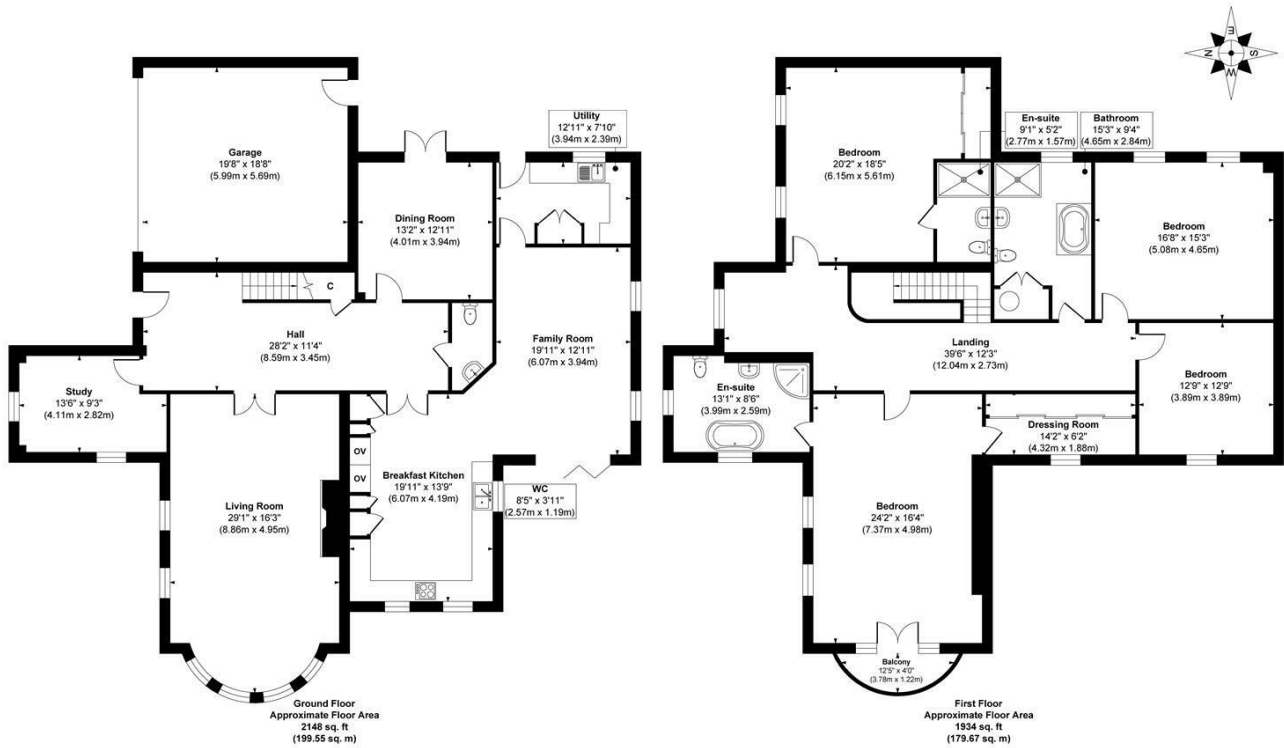
#### TENURE

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

#### VIEWING ARRANGEMENTS

## BRAMBLE HOUSE WEEDLING





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>		
(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

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

01937 534755  
bostonspa@monroestateagents.com  
www.monroestateagents.com

MONROE

SELLERS OF THE FINEST HOMES