



Renton  
&Parr

Premium

KNIGHTON LODGE | LINTON LANE | WETHERBY |  
WEST YORKSHIRE | LS22 4HH

**KNIGHTON LODGE, LINTON LANE, LINTON, WETHERBY, WEST  
YORKSHIRE, LS22 4HH**

Wetherby 1 mile Harrogate 9 miles Leeds 12 miles York 20 miles A1 2 miles (all distances approx.)

**An impressive three bedroom detached family home set amidst private and established gardens of approximately 0.6 of an acre. Occupying a commanding and elevated position on Linton Lane enjoying a south easterly aspect towards Wetherby Golf club and the Lower Wharfe Valley beyond.**

A rare opportunity has arisen to acquire this beautifully situated family home just along from Wetherby Golf Club in the extremely sought-after village of Linton, widely regarded as the most exclusive village in the Wetherby area.

Knighton Lodge is of generous proportions extending to approximately 2053 sq ft plus double garage. Now provides excellent scope and opportunity to develop and extend the property benefiting from full planning approval, application number 31/547/04/FU for a commanding five bedroom detached home. Accessed through electric gates onto the only 'In & Out' driveway along Linton Lane, the sweeping driveway around front lawn provides ample off-road parking for several vehicles and access to integral double garage.

The front of the property is detailed with attractive mock Tudor cladding, stone steps lead to a front porch with decorative stained-glass window and traditional heavy door knock. An impressive reception hallway with high ceilings, turned staircase and timber panelling to the walls provides grand entrance to the property with French style double doors to two sides into a bright and airy living room and formal dining room with decorative ceiling cornice and feature fireplace to dining room.

A traditional breakfast kitchen with granite worktops and AGA oven extends into further family reception room with attractive vaulted ceiling and decorative roof timbers enjoying double glazed French doors onto rear patio and westerly facing gardens beyond. Timber steps leads to mezzanine level with vaulted ceiling providing ideal space for home office above the integral double garage. Turned staircase to gallery landing serves generous size master bedroom with en-suite shower room enjoying elevated far reaching views to the front over the Wharfe Valley and to the rear across private rear garden. There are two further double bedrooms with fitted wardrobes and house bathroom to first floor. The landing widens to further hobby room/study space.

Knighton Lodge enjoys delightful and landscaped gardens gently sloping to the rear affording an excellent degree of privacy with an abundance of bushes, shrubs, fruit trees and wild flowers with the top of the garden providing an idyllic spot looking back towards the house and enjoying an elevated aspect over the Wharfe valley beyond. The village of Linton remains one of the most sought after locations in north and west Yorkshire with Linton Lane providing one of the most desirable addresses within the village.

Linton is positioned between the thriving market of Wetherby and the attractive village of Collingham catering for a full range of town and village amenities along with easy access to motorway networks and within commuting distance to Harrogate, Leeds and York.





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## LINTON

The village of Linton on Wharfe must rank as one of the most attractive villages in West Yorkshire appealing to the discriminating purchaser requiring beauty of position combined with convenience and accessibility. Some 11 miles from Leeds and conveniently placed for York, Harrogate, Bradford and other West Yorkshire centres. Road access throughout the county is good, conveniently placed for the Leeds/Bradford Airport and 2 miles from the A1 High Road.

## DIRECTIONS

Travelling from Wetherby town centre along Westgate towards Spofforth Hill. At the mini roundabout take the first left onto Linton Road. Turn left onto Linton Lane and pass Wetherby Golf Club on the left hand side. Knighton Lodge is the fifth house on the right with 'in & out' driveway identified with a Renton & Parr for sale board.

## THE PROPERTY

A beautiful detached family home occupying a choice position on Linton Lane. Enjoying generous sized gardens of 0.6 of an acre now providing scope and opportunity to extend with full planning permission granted for a five bedroom detached dwelling.

The property benefiting from gas fired central heating, UPVC double glazed windows and patio doors in further detail giving approximate room sizes comprises :-

## RECEPTION HALLWAY

16' 4" x 10' 4" (5m x 3.15m)

An attractive grand entrance hallway with decorative timber panelled walls and turned staircase leading to first floor. French style double doors leading to living room and

formal dining room, large decorative timber front door with two vertical double glazed windows either side, two traditional radiators beneath.

## DOWNSTAIRS W.C.

Fitted with low flush w.c., corner mounted wash basin, understairs storage cupboard, ladder effect heated towel rail, double glazed window and recess ceiling lighting.

## LIVING ROOM

21' 3" x 15' 4" (6.49m x 4.69m) max into bay A bright and airy living room with double glazed bay window to front, double glazed side windows and French style patio doors to rear. Double radiator into bay and further double radiator, deep decorative ceiling cornice.

## DINING ROOM

16' 1" x 15' 3" (4.91m x 4.66m) max into bay With attractive double glazed bay window to front, double radiator beneath, further stained glass vertical window to side. Large feature fireplace with polished stone hearth and decorative marble mantle piece surround housing large "living flame" gas fire inset. Decorative ceiling cornice.

## BREAKFAST KITCHEN

38' 3" x 9' 9" (11.67m x 2.99m) overall The breakfast kitchen flows seamlessly into open family area with further steps leading to raised study space :-

## KITCHEN AREA

20' 8" x 9' 9" (6.3m x 2.99m) Fitted with a "cottage-style" shaker kitchen including a range of wall and base units including cupboards and drawers with granite work surfaces and up-stand with tiled splashbacks. A gas fired AGA oven with decorative tiled surround, space and plumbing for automatic washing machine

and tumble dryer along with American style fridge freezer. Two double glazed windows overlooking rear garden along with double glazed French style patio doors. Generous high ceilings with recess ceiling lights and exposed timbers, attractive tiled flooring. A step up into :-

## FAMILY ROOM

17' 4" x 9' 10" (5.3m x 3m) A family sitting room with attractive vaulted ceiling revealing decorative ceiling timbers. Wide board wooden flooring, double glazed French style patio doors with two double glazed windows to side, two double radiators beneath, stairs leading to :-

## MEZZANINE LEVEL HOME OFFICE

14' 8" x 8' 7" (4.49m x 2.63m) Wooden staircase to mezzanine area currently used as home office with vaulted ceiling and exposed timbers. Four Velux windows with further slimline vertical window to front, exposed wooden floor boards.

## LOBBY

Steps leading down from the kitchen into the lobby area with timber door to front, storage cupboard, wall mounted electrical consumer unit with box in surround, lantern style ceiling window, patterned tiled flooring, single radiator.

## INTEGRAL GARAGE

18' 0" x 15' 1" (5.5m x 4.61m) Plus further undercroft storage space of approximately 10' 3" (3.14m) Of restricted head height. A generous sized double garage with electric up and over door, light and power laid on.

## FIRST FLOOR

### LANDING

Attractive turned staircase with large double glazed window overlooking rear garden and

decorative timber panelling, loft access hatch, recess ceiling lighting and decorative ceiling cornice. Open archway leads to further study area/hobby space with double glazed windows to rear and side, double radiator, storage linen cupboard housing insulated hot water tank, generous high ceiling and recess ceiling light.

## BEDROOM ONE

17' 9" x 12' 10" (5.43m x 3.93m) Widening to 16' 0" (4.9m) An impressive master bedroom with attractive open aspect to front benefiting from an elevated position looking out towards Wetherby golf club and fields beyond. Double glazed windows to rear overlook generous size and beautifully maintained established rear garden, two radiators beneath, recess ceiling lighting, ceiling cornice, archway to :-

## EN-SUITE SHOWER ROOM

Fitted with low flush w.c., vanity wash basin and step in shower cubicle with tiled walls and tiled floor, double glazed window to rear and recess ceiling lighting.

## BEDROOM TWO

14' 1" x 11' 10" (4.31m x 3.62m) plus depth of fitted wardrobes An attractive double bedroom with double glazed window to front and side, double radiator beneath, fitted wardrobes to one wall, recess ceiling lighting.

## BEDROOM THREE

10' 6" x 10' 4" (3.22m x 3.17m) max overall With attractive double glazed bay window to front with deep window sill, fitted wardrobes, single radiator, recess ceiling lighting, ceiling cornice.

## HOUSE BATHROOM

8' 7" x 6' 2" (2.62m x 1.88m) Fitted with a traditional four piece white suite comprising low flush w.c., pedestal wash basin, tiled bath tub with shower and



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screen above along with bidet. Tiled walls, double glazed window overlooking rear garden, radiator beneath, recess ceiling lighting.

## TO THE OUTSIDE

The only property along Linton Lane with 'In & Out' driveway behind electric gates with stone gate posts, providing off-road parking for several vehicles and access to integral double garage.

Steps leading up to raised stone flagged patio area and open entrance porch with bespoke wooden benches to two sides and decorative front door with stained glass centre piece and circular door handle.

## GARDENS

The front driveway is framed with lawned front gardens with a circular feature flower bed, bordered to both sides with established hedgerows providing a good degree of privacy.

The rear garden is of generous proportions with overall plot extending to approximately 0.6 of an acre set predominantly to lawn with feature flower beds around decorative stone walling. A Japanese inspired summerhouse with power laid on along with further raised seating area provides a lovely space for outdoor entertaining and relaxation. At the top of the garden are established fruit trees surrounded by wild flowers with garden bench at the very top of the slope providing idyllic private retreat to read or simply enjoy the views. A flagged patio area to the rear of the property provides a summer space for entertaining and 'al-fresco' dining in the summer months, stone flagged steps lead to garden.

## GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services, fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings etc photographed are included in the sale.

## VIEWING

By appointment with the Chartered Surveyors, Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared May 2022.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Knighton Lodge, Linton Lane, Wetherby, LS22 4HH**

Total floor area 210 sq.m. (2,260 sq.ft.) Approx

NOT TO SCALE For layout guidance only



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# Renton&Parr

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