



Renton
& Parr

Premium

INGMANTHORPE GRANGE | INGMANTHORPE | WETHERBY |
WEST YORKSHIRE | LS22 5HL

INGMANTHORPE GRANGE, INGMANTHORPE, WETHERBY, WEST YORKSHIRE, LS22 5HL

Wetherby 3 miles, Leeds 16 miles, York 16 miles, Harrogate 11 miles, A1(M) x 3 1/2 miles, Leeds/Bradford Airport 18.4 miles (all distances approximate)

A magnificent six bedroom, five reception room barn conversion, elegantly finished and stylishly presented throughout with modern high quality fixtures and fittings.

Set amidst a beautifully landscaped private garden plot of around 1/2 an acre located in this idyllic position just on the outskirts of Wetherby.

Ingmanthorpe Grange is a stunning family home revealing approximately 6000 sq ft of beautifully appointed and comfortable living accommodation encapsulated within a charming period barn boasting a wealth of original character and charm, nestled in this peaceful and private setting. Set behind electric security gates this impressive family home boasts a large "crunch-gravel" driveway providing parking for multiple vehicles serving access to double garage.

A generous entrance vestibule having rustic exposed brick wall leads into entrance hall with attractive Lapidia limestone floor tiles that flow throughout the majority of the ground floor accommodation. On entering the property you are greeted with a truly impressive space, boasting exposed ceiling timbers, original brick pillars, six floor to ceiling picture windows revealing a delightful aspect over the rear gardens, altogether extending to approximately 56ft. This room is portioned into a generous living room and dining area with open tread oak staircase to first floor with glass balustrade. There is an additional entrance to the property with a boot room, downstairs w.c., and generous utility room housing oil fired central heating boiler. The kitchen diner is something quite special revealing a bespoke Bulthaup kitchen with ample storage, granite worktops and a range of quality integrated appliances with impressive central island. Off the kitchen a spacious lounge with high vaulted ceiling, windows and doors leading out to rear garden, off which there is a cinema room almost equal in size. A gym with separate staircase up to shower room. On the opposing side of the accommodation there is a generous games room to front elevation along with bedroom five with its own shower room, to conclude a beautifully presented guest bedroom with garden views along with its own en-suite shower facility.

To the first floor, a superb master bedroom revealing a wealth of character and charm with exposed timbers, ample storage, delightful views over the rear garden and a most generous en-suite bathroom. There are three further bedrooms to the first floor and house bathroom.

Ingmanthorpe Grange is equipped with underfloor heating to both ground and first floor with oil fired central heating boiler, as well as shared use of a bio-mass combustion heater, it is also fitted with solar panels, CCTV and double glazed windows throughout. Viewing is strongly advised to fully appreciate not only the scale of the property on offer but also the beautiful position and private garden grounds.





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WETHERBY

Wetherby is a West Yorkshire market town located on the banks of the River Wharfe and lies almost equidistant from Leeds, Harrogate and York. Local amenities include a range of shops, schooling, sporting amenities including indoor heated swimming pool, 18 hole golf course, tennis, squash, rugby, cricket and football teams. Commuting to major Yorkshire commercial centres is via a good local road network with the A1 and M1 link south of Aberford.

DIRECTIONS

Leaving Wetherby heading north along Deighton Road continue until reaching a roundabout, take the first exit left onto the A168, then take your first left onto Mark Lane, then immediately left again looping back over the A168 Deighton Bank, turning right onto Loshpot Lane. Continue for a short while before turning right onto a private lane where there will be a Renton & Parr for sale board. Continue for 200 yards or so and then Ingmanthorpe Grange is on the left hand side.

THE PROPERTY

Ingmanthorpe Grange is a singularly impressive period barn conversion, boasting a tremendous amount of space and a wealth of quality fixtures and fittings throughout, yet retaining much of the original charm and character of these period farm buildings, skilfully tying in original brick barn with slate roof to a charming limestone with pantile roof, revealing just over 6000 square foot of living accommodation, (including double garage). With oil fired central heating and the shared use of a biomass combustion heater the property benefits from underfloor heating to both ground and first floor. With fitted solar panels, CCTV and doubled glazed windows throughout the accommodation in further detail comprises:-

GROUND FLOOR

Entrance vestibule with attractive exposed brick work, limestone floor tiles, LED spotlights, impressive glazed entrance door leading into :-

ENTRANCE HALL

With double glazed windows to side, exposed feature stone wall with originally lintel, ceiling spotlights, Lapidia limestone floor that flows throughout the majority of the ground floor accommodation, hardwood door leading to integral garage.

LIVING ROOM AND DINING AREA

56'9" x 17'0" (17.3m x 5.2m)
Truly impressive space with beautifully exposed original ceiling timbers, brick pillars with archways encapsulating six floor to ceiling double glazed picture windows to rear aspect allowing an abundance of light to flood this most generous living room and adjacent dining area revealing splendid views of rear garden. Grand limestone fireplace with contemporary gas fire, recess shelving to side, ceiling spotlights as well as floor uplighting, surround sound. Open tread oak staircase to first floor with glass balustrade.

BOOT ROOM

11'9" x 7'2" (3.6m x 2.2m)
With secondary front door, double glazed sliding sash window to side, fitted bench with storage beneath, ceiling spotlights.

DOWNSTAIRS W.C.

An attractive white suite comprising low flush w.c. pedestal wash basin, part tiled walls, double shaver socket, extractor fan.

KITCHEN/DINER

25'3" x 19'8" (7.7m x 6m)
Superb Bulthaup kitchen fitted with a bespoke range of wall and base units, cupboards and drawers, granite worktops with matching upstands, quality integrated appliances

including Fisher and Paykel fridge freezer, microwave oven, range cooker with six ring gas hob and griddle, extractor hood above, wine fridge. Impressive central island with double sink unit with mixer tap, integrated dishwasher, ample space for breakfast table and chairs, large vaulted ceiling with industrial style pelmet downlighting, roof windows, large aluminium frame, double doors to patio with windows to side.

UTILITY ROOM

11'9" x 8'6" (3.6m x 2.6m)
Generous utility with floor to ceiling height storage to both sides, granite worktop with matching upstand, inset sink unit, space and plumbing for tumble dryer beneath, automatic washing machine, hardwood and sliding sash window to side elevation. Cupboard housing oil fired central heating boiler.

LOUNGE

26'10" x 20'4" (8.2m x 6.2m)
A generous room with high vaulted ceiling revealing exposed ceiling timbers, three Velux windows, pair of double glazed windows to side elevation along with glazed hardwood door leading out to rear garden. Most stylish contemporary fireplace with living flame gas fire, T.V. aerial, wall lights.

CINEMA ROOM

20'4" x 19'8" (6.2m x 6m)
Substantial cinema room with fitted overhead projector, recess ceiling lighting, double glazed window to side, along with glazed hardwood door. T.V aerial.

GYM

20'4" x 11'1" (6.2m x 3.4m)
Lovely light room with dual aspect having a pair of double glazed windows to rear and a glazed single door to side elevation, recess ceiling spotlight, T.V aerial, staircase to shower room above.

SHOWER ROOM

12'1" x 7'10" (3.7m x 2.4m)
Fitted with a modern white suite comprising

low flush w.c, pedestal wash basin, walk in shower cubicle, oak floor covering, part tiled walls, chrome ladder effect heated towel rail, recess storage to two sides, cupboard housing pressurised water cylinder.

INNER HALLWAY

With spiral staircase, gallery landing, sliding sash windows to rear along with rear door.

GAMES ROOM

23'11" x 15'8" (7.3m x 4.8m)
Boasting high vaulted ceiling with exposed timbers, LED ceiling spotlights, aluminium three-leaf bifold doors to front elevation, hardwood floor covering. Step up to a useful storeroom.

BEDROOM FIVE

16'0" x 12'1" (4.9m x 3.7m)
With shaped double glazed window to front elevation along with glazed door, exposed ceiling timbers, LED ceiling spotlight, hardwood floor covering.

SHOWER ROOM

Modern white suite comprising low flush w.c, pedestal wash basin, generous corner shower cubicle, part tiled walls and floor tiles, ladder effect heated towel rail, LED ceiling spotlights, extractor fan.

GUEST BEDROOM

20'4" x 16'8" (6.2m x 5.1m) overall including en-suite.
Beautifully presented with exposed ceiling timbers, vaulted ceiling, pair of sliding sash windows to rear elevation along with single door leading out to patio, T.V aerial.

ENSUITE SHOWER

With natural stone wall and floor tiles, most unique cylindrical shaped shower cubicle with large drencher shower rose, wall mounted shower fittings and detachable handpiece, wash hand basin with mixer tap, white low flush w.c, coiled heated towel rail, ceiling spotlights, extractor fan.



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FIRST FLOOR

MASTER BEDROOM

18'4"x 16'8" (5.6m x 5.1m) plus door recess
A stunning bedroom with floor to ceiling exposed timbers, room width glazed roof to front elevation, pair of sliding sash windows to rear revealing delightful outlook over garden and mature trees bey ond, dressing area with full length fitted wardrobes to one side.

ENSUITE BATHROOM

An attractive Duravit suite comprising white low flush w.c vanity wash basin with drawers beneath, generous bath with mixer tap, attractive wall tiles, oak floor covering, walk in shower cubicle with wall mounted shower fittings, chrome heated towel rail, Velux window, extractor fan.

BEDROOM THREE

13'1"x 9'2" (4m x 2.8m)
With double glazed sliding sash window to rear, fitted wardrobes to one side, exposed ceiling timber, oak floor covering.

BEDROOM FOUR

15'1"x 10'2" (4.6m x 3.1m)
With a pair of double glazed sliding sash window to rear, fitted wardrobe to one side with exposed ceiling timbers, oak floor covering.

BEDROOM SIX/ NURSERY

9'2"x 6'6" (2.8m x 2m)
With double glazed sliding sash window to rear, exposed ceiling timbers, oak floor covering.

HOUSE BATHROOM

Attractive Duravit suite comprising white low flush w.c vanity wash basin with cupboard beneath, medicine cabinet with mirrored door above, double shaver socket, extractor fan, shaped bath with shower over, part tile Travertine walls, oak floor covering, ladder effect heated towel rail, extractor fan.

TO THE OUTSIDE

Set behind electric security gate this substantial family property boasts a large crunch gravel drive providing secure parking for multiple vehicles, serving access to a

double garage.

INTEGRAL DOUBLE GARAGE

21'3"x 17'0" (6.5m x 5.2m) With light and power laid on, a pair of Oxley electric roller doors.

GARDENS

Landscaped borders to front with mature bushes and shrubs and fruit trees, affording additional privacy, outside water tap, oil tank.

REAR GARDEN

Being a particular feature of this impressive family home the rear garden extends to approximately half an acre set mainly to lawn with walled perimeter, a choice selection of mature trees and fruit trees provide an excellent degree of privacy. A generous stone flagged patio area sweeps across the entire rear aspect of the property with multiple access points from the house, creating the ideal space for outdoor entertaining and al fresco dining on a spectacular scale. Overlooking beautifully tended flowerbeds awash with a range of colourful plants, shrubs, and flowers encapsulated by box hedging. Handsome Amdega conservatory.

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.

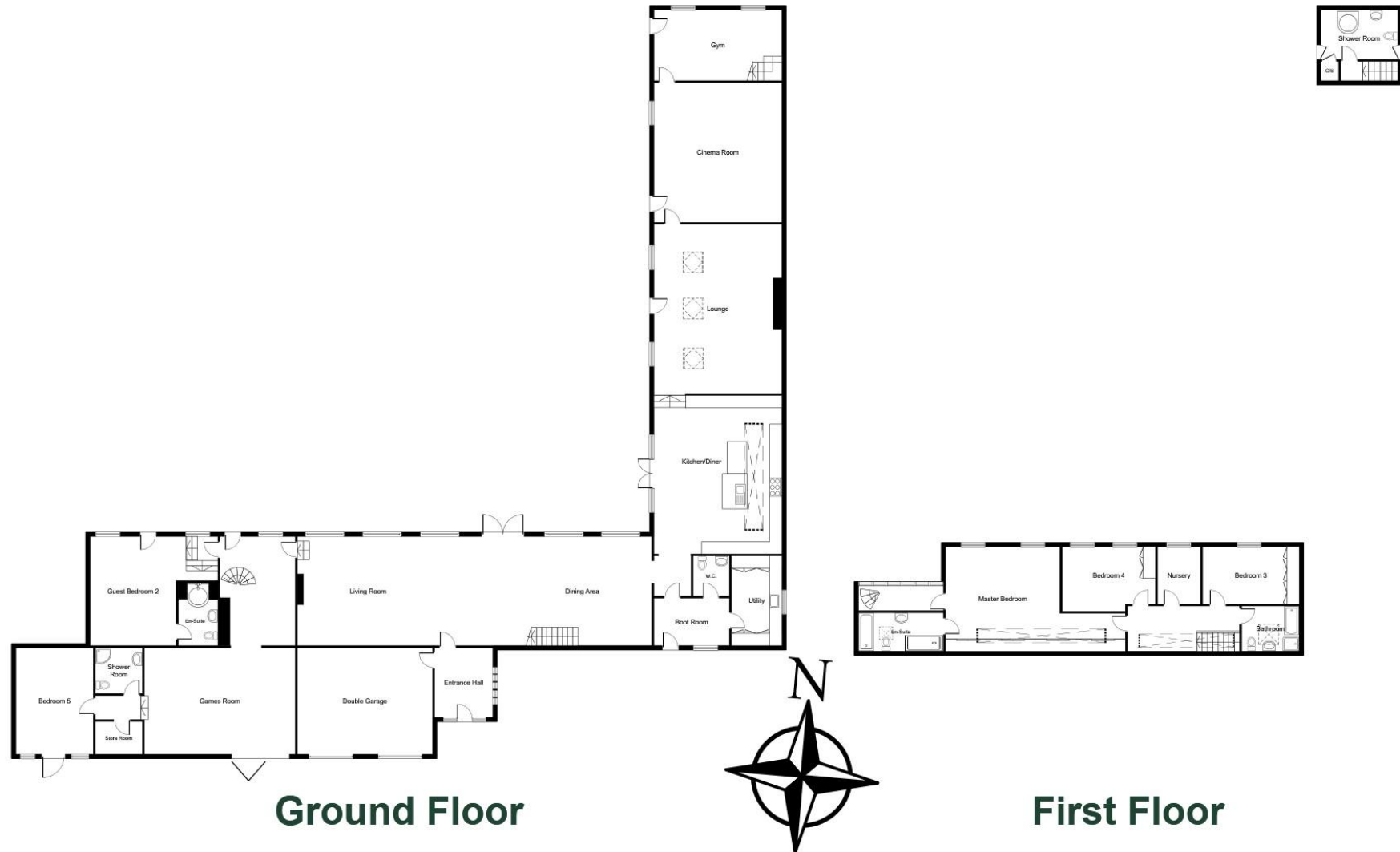
VIEWING

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total floor area 558.3 sq.m. (6,009 sq.ft.) Approx (Including Garage)



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NOT TO SCALE For layout guidance only



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