



1 THE ACRES, LINTON LANE

GUIDE PRICE £1,995,000





# 1 The Acres is a beautifully appointed family home, with six generous bedrooms, set in one of Yorkshire's most prestigious villages.

This stunning home sits in the heart of the "Golden Triangle", on the edge of Wetherby, an utterly charming and affluent Yorkshire market town. Linton has a great pub, and a popular boutique hotel and spa. The stylish property has been designed to take advantage of its setting and orientation, with glass walls and large glazed doors that lead to the predominantly southwest-facing gardens.

Inside there is nearly 5,000 square feet of ultra-modern living space, with contemporary fittings and décor throughout. Occupying a discrete and elevated private position in the heart of the village and perfectly positioned within its beautiful, landscaped grounds which include extensive private parking and a double garage - it is truly a bespoke home like no other.



<b>Tenure</b> Freehold	<b>Local Authority</b> Leeds City Council	<b>Council Tax Band</b> H	<b>EPC Rating</b> C
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The Acres offers the perfect balance of stunning contemporary living accommodation ensconced in a feat of architectural and interior design excellence. It was the subject of a truly extensive scheme of design and construction; finished to an unparalleled standard. Personal viewing is strongly recommended. (A detailed description of the build and specification can be provided upon request).

Whilst it has very spacious rooms throughout it retains the atmosphere of a comfortable family home. The flow of the house has been given extraordinary consideration so that occupants make use of the main rooms and can retreat to private spaces as required. Spanning close to 5000 square feet and boasting six bedrooms and four bathrooms, this flexible space provides extensive entertaining rooms, gym and cinema room.









# Property Description.

Offered for sale with mains gas fired central heating, underfloor heating, CCTV, and integrated Sonos and Lutron lighting across all three floors. In brief the property comprises: Reception hall, cloakroom with w.c, drawing room, sitting room with feature gas fireplace, utility room, dining room with bi-fold doors leading out to the side garden along with access to the home gym and stunning bespoke kitchen featuring, quartz work surfaces, integrated Siemens appliances including a double oven, steam oven and two warming drawers.

On the first floor we have the master suite with bespoke walnut dressing room, feature terrace with stunning south facing views and three-piece en-suite with his and her sinks. Bedroom two is also sizeable with dressing area and en-suite. Then we have the third bedroom, house bathroom and fourth bedroom also with a feature terrace; currently utilised as a large office with multiple workstations.

To the second floor we have three double bedrooms, one of which has been converted into a home cinema, another spacious four-piece bathroom and boiler room which could easily be adapted to a laundry room.

Externally the property is approached via a sweeping tarmac driveway leading to both the parking spaces directly to the front of the property and to the elevated double garage with parking for numerous vehicles behind the electric gates. The gardens are most laid to lawn with herbaceous borders, extensive rockeries which provide numerous areas to entertain and to enjoy an uninterrupted sunset.





If you're relocating here, Linton is one of Yorkshire's most prestigious villages. Wetherby offers an extensive range of restaurants, bars, shops, delicatessens, supermarkets and schools for all ages. The village of Collingham is also within walking distance with sought after primary school, small supermarket, new gastro pub, small shopping parade including Post Office, coffee shop, restaurant, hairdressers and various other small independents. Leeds, Harrogate and York are within easy reach and offer a superb variety of urban entertainment and regular trains to the country's larger financial centres. Linton has easy access to the motorway network, a few junctions north of the major M1 / M62 central junction. There are an excellent selection of schools nearby including Leeds Grammar school in Alwoodley and Gateways school in Harewood. The school bus for Leeds Grammar school stops at the bottom of the drive. Mainline railway stations are available at Leeds and York, with direct services to London's Kings Cross. For the international commuter Leeds Bradford International Airport is approximately 14 miles away.















Main House Gross internal floor area including eaves (approx.): 434.0 sq m (4,671 sq ft)  
 Garage Gross internal floor area (approx.): 33.4 sq m (360 sq ft)  
 Combined Gross internal floor area including eaves (approx.): 467.4 sq m (5,031 sq ft)

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024. Photographs and videos dated January 2024.

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