



THE POOL HOUSE, WETHERBY LS22

GUIDE PRICE £1,495,000





# A stunning family home on the outskirts of Wetherby with far reaching open countryside.

The Pool House is a unique and stunning family home, boasting fantastic, open countryside views and nestled within its phenomenal, highly private and well landscaped plot of approximately 1 acre.

Having been an absolute labour of love and skilfully designed by the current owner, the ground floor layout flows seamlessly from room to room and offers stylish interior décor, high quality of fixtures and fittings, floor to ceiling windows, beautifully maintained gardens and ample gated parking – redefining luxury living.

Situated on the outskirts of Wetherby and adjacent to the impressive Imgmanthorpe Hall, the property enjoys a rural lifestyle, with countryside walks on your doorstep, yet perfectly placed within proximity of renowned primary and secondary schools, the market town of Wetherby and the spa town of Harrogate, along with excellent road transport links to Leeds, the A1 (M) and Leeds Bradford Airport.



**Tenure**  
Freehold

**Local Authority**  
Leeds City Council

**Council Tax Band**  
G

**EPC Rating**  
C













# Property Description.

Offering flexible and well-proportioned accommodation in excess of 4,000sq ft over two floors, the property in brief comprises;

A pair of floor to ceiling hardwood double doors reveal the stunning open plan living, kitchen dining room and beautiful marble tiles flow throughout. The kitchen offers a range of bespoke hand painted wall and base units, deep granite worktops with matching up-stand, inset Belfast sink unit with mixer tap. Quality integrated appliances include “Sub-Zero” fridge and freezer along with matching “Sub-Zero” wine cooler, dishwasher.

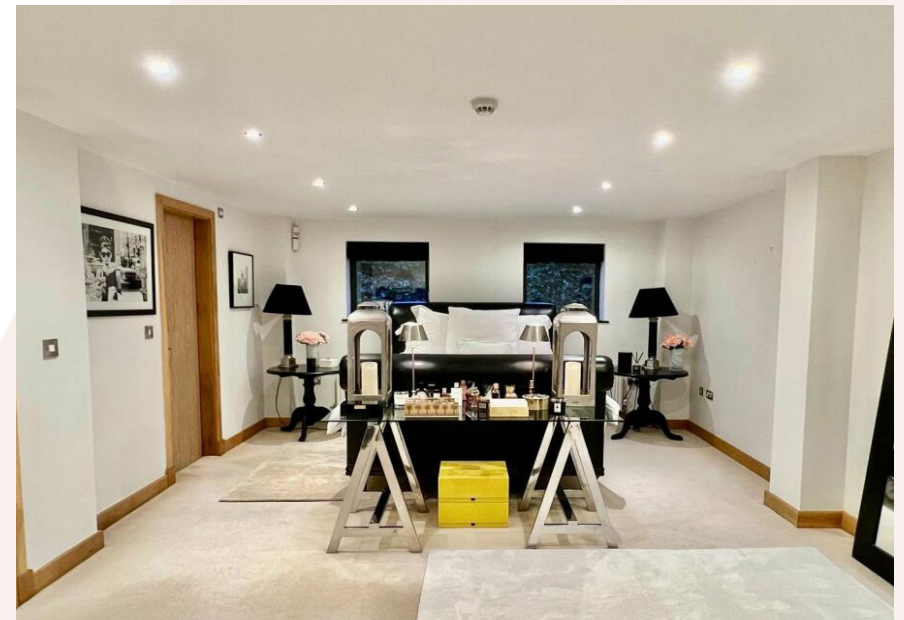
The focal point of this kitchen being the “Lacornue” French cooker with gas hob and extractor above (available for sale by separate negotiation). An impressive central island with matching granite worktops, inset sink and mixer tap, storage beneath and overhang creating breakfast bar, high vaulted ceiling with ceiling lantern allowing light to flood in.

Plenty of room for a large dining table and a cosy place to relax in front of the log burning stove. A set of aluminium framed sliding doors lead of this fantastic entertaining space out to a generous patio and the private garden beyond.

Steps lead to an inner hall, a fully fitted utility room with plenty of space for a washing machine and tumble dryer, w/c and cinema room.

Leading off the hall are two fabulous reception rooms, connecting by two sets of french doors - flooded with natural light through the floor to ceiling picture windows that lie to the front, rear and side elevation, revealing stunning views over your own private garden and adjoining paddock land. Both rooms benefit from a wood burning stove; in the lounge, a set of ladders lead to a mezzanine level currently utilised as a study/ library and sliding doors lead out from this room to a paved patio.

To the lower ground floor are five fantastic double bedrooms; the principal bedroom, with fully fitted walk in wardrobe and a modern en suite bathroom with both bath and walk in shower. Four further double bedrooms, one with en suite shower room and a house bathroom with Acappella ceramic sink with elegant leg stand, free-standing roll top bath, surround sound and in-built wall mounted T.V – a perfect space to escape and unwind.





## Outside

Approached via the private driveway to Ingmanthorpe Hall, this exclusive family home is set behind electric gates, leading to a generous sweeping gravelled driveway, with parking for numerous vehicles and access to the front of the house.

Mature hedging surrounds the plot and offers great privacy and fantastic curb appeal to The Pool House.

Mainly laid to lawn with well stocked planted borders, established hedges, pergola, stunning mature wisteria walkway, summer house, far reaching views over open countryside, a skilfully crafted and beautifully maintained maze, along with perfectly placed seating areas to follow the sun – this garden is truly a fantastic space for entertaining with friends and family.

## Services

We understand mains gas, water and electricity are connected, along with Septic tank to the Ingmanthorpe Estate.

## Directions (LS22 5PX)

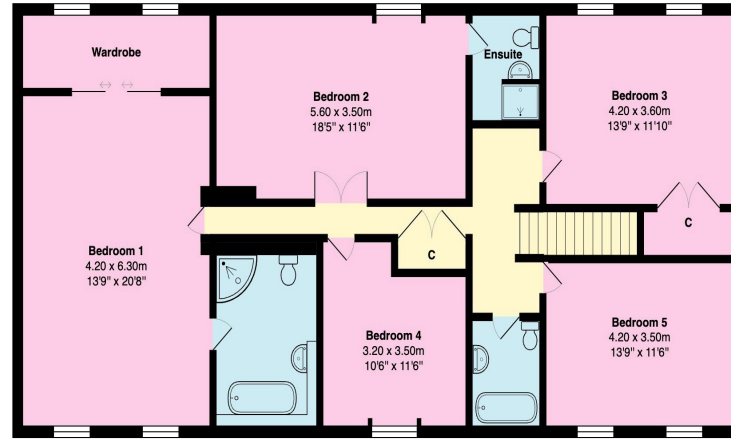
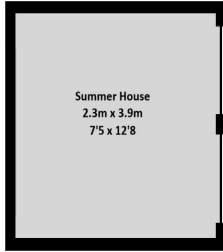
Leaving Wetherby heading in an easterly direction along York road approaching the racecourse on your right hand side, at the mini roundabout take the first left onto the B1224, turn right onto the lane leading towards Ingmanthorpe Hall which is set in a secure and private location. Pass in front of the hall and set behind private electric gates is the Pool House.

## Agents Notes

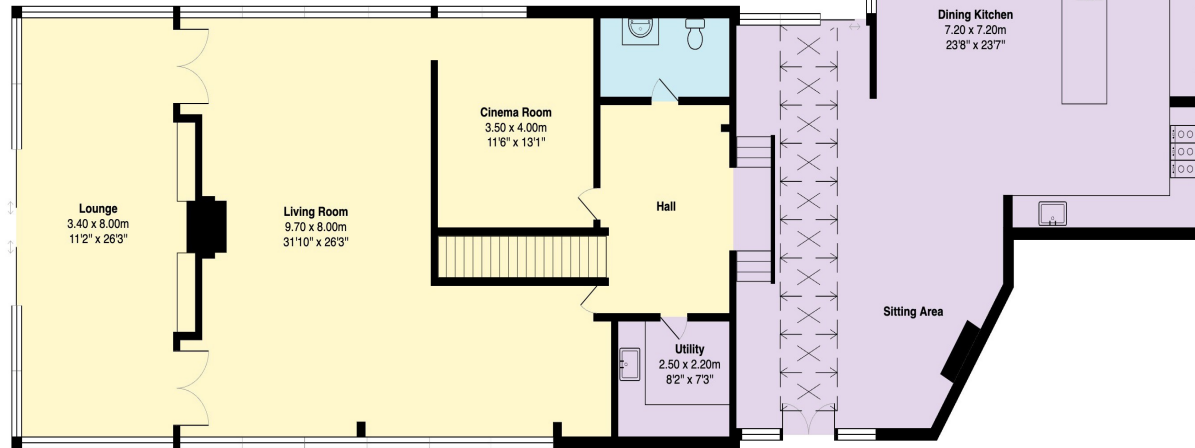
£350 per quarter covering septic tank and maintenance of communal areas.







Lower Ground Floor



Ground Floor

Total Area: 402.9 m2.... 4337 ft2  
All measurements are approximate and for display purposes only

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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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