



Renton
& Parr

Premium

PENRAVEN | 223 HIGH STREET | BOSTON SPA | WETHERBY |
LS23 6AQ

PENRAVEN, 223 HIGH STREET, BOSTON SPA, WETHERBY, WEST YORKSHIRE, LS23 6AQ

Leeds 6.6 miles, York 13 miles, Wetherby 3.6 miles, Harrogate 15 miles, Leeds/Bradford Airport 16 miles (all distances approximate)

A substantial Grade II listed period residence providing excellent family accommodation, together with detached coach house set amongst manageable private walled gardens. Located in the very heart of Boston Spa village within the conservation area.

Built in the 18th century Penraven is an excellent example of Georgian architecture of that time, boasting many original features, generous well-proportioned room sizes and an abundance of light throughout. The property provides exceptional family accommodation arranged over three floors with the current owners having converted the basement into useable and practical space.

A generous reception hall gives access to front drawing room with impressive bay window to side, a separate 16ft 4in dining room, ideal for large family gatherings or entertaining guests. To the rear there is a light and spacious breakfast kitchen with ample room for table and chairs in the centre with windows to rear overlooking courtyard, there is a cosy sitting room off the hall as well as a rear porch/cloakroom and shower room with w.c and wash hand basin.

Steps down lead to the converted basement where three rooms have been created two of generous proportion, one making an ideal playroom measuring 19' 9" x 16' 2" with attractive exposed beams to the ceiling and windows to two sides. The second room measuring 12' 7" x 13' 5" currently being used as bedroom six.

There are four double bedrooms on the first floor, one having en-suite shower facilities and a fifth bedroom presently used as a study although access can be gained to this room from the master bedroom providing the ideal opportunity to convert into an en-suite walk-in dressing room.

The house bathroom has been fitted with a quality white suite comprising roll edged bath, pedestal wash basin and low flush w.c., In addition there is a separate half landing washroom/w.c.

The detached coach house to the rear of the property provides practical storage space above which there is a boarded loft area. Attached store providing additional storage space. Set amidst manageable gardens of relatively low maintenance with groves and flower borders, the property enjoys a large stone flagged patio area to the rear of the property, ideal for outdoor entertaining or al-fresco dining which can be enjoyed in the privacy of the stone walled gardens.

Situated in the heart of this highly popular and well sought after village the property is only a short walk from shops and local amenities, yet manages to maintain a feeling of space and privacy.





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BOSTON SPA

Boston Spa is a most popular village noted for its predominantly stone built properties of individual nature with many Georgian in style being situated some 11/2 miles east of the A1 on the southbank of the River Wharfe. The village boasts a selection of shops, schools and café bars with indoor swimming pool and sports centre available in both Wetherby and Tadcaster, together with a good selection of golf courses and in the surrounding locality. Commuting links are good with almost equidistant between Leeds, York and Harrogate.

DIRECTIONS

Entering Boston Spa from the A168 parallel to the A1, proceeding along High Street towards Tadcaster. Penraven is located on the left hand side of the village High Street.

THE PROPERTY

The property is a delightful Grade II listed stone built Georgian residence set in manageable walled gardens. Penraven offers practical yet versatile living accommodation arranged over three floors. Many of the original features remain and together with gas fired central heating, this spaciouly proportioned 5/6 bedroom accommodation, in further detail comprises :-

GROUND FLOOR

ENTRANCE HALL

Entrance door, radiator, ceiling cornice.

DRAWING ROOM

20'6" x 14'7" (6.25m x 4.44m)
Including wide bay to side, further sash window to front, two radiators, feature fireplace with fluted pillars, steel inset and dog grate with coal effect gas fire, dado rail, ceiling cornice, two arched and shelved recesses.

DINING ROOM

16'4" x 14'5" (4.98m x 4.39m)
Including windows to two sides, dado rail, fireplace with marble inset and hearth, coal effect gas fire, ceiling cornice, double radiator, telephone point.

SITTING ROOM

13'3" x 10'6" (4.04m x 3.2m)
Window to side, limestone fireplace with coal effect gas fire, panelled dado, double radiator, shelved recess.

BREAKFAST KITCHEN

17'10" x 14'8" (5.44m x 4.47m)
Range of matching wall and base units including cupboards and drawers, work surfaces with tiled surrounds, inset one and a half bowl stainless steel sink unit with mixer taps, built-in double oven with separate 5 ring gas hob with hood over, integrated appliances including fridge, freezer, washing machine, dishwasher and dryer.

REAR PORCH / CLOAKROOM

With hard wood floor.

SHOWER ROOM

Three quarter tiled walls, pedestal wash basin, low flush w.c., double radiator, shower cubicle, tiled floor.

BASEMENT

Comprising :-
PLAYROOM
19'9" x 16'2" (6.02m x 4.93m) into recess
Windows to two sides, exposed beamed ceiling, inset spotlights, radiator in cabinet.

BEDROOM SIX

12'7" x 13'5" (3.84m x 4.09m) Window, double radiator.

BOILER ROOM (OFF)

With window to side.

SEPARATE STORE ROOM

FIRST FLOOR

CLOAKROOM TWO

Low flush w.c., pedestal wash basin, radiator.

BEDROOM ONE

19'7" x 14'7" (5.97m x 4.44m)
A delightful room with an abundance of light and space, wide bay window to side, further window to front, two double radiators, two built-in cupboard, ceiling cornice.

BEDROOM TWO

Window to front, two double radiators, ceiling cornice, two wall light points, two built-in cupboards.

BEDROOM THREE

17'1" x 8'10" (5.21m x 2.69m)
Windows to side and rear elevation, built-in cupboard, radiator, T.V. point.

BEDROOM FOUR

14'8" x 8'6" (4.47m x 2.59m)
Two windows to rear, radiator, loft access.

EN-SUITE SHOWER

Pedestal wash hand basin, w.c, tiled walls, radiator.

BEDROOM FIVE

11'3" x 7'1" (3.43m x 2.16m)
Window to front, radiator.

HOUSE BATHROOM

Comprising roll edged bath, pedestal wash basin, airing cupboard with insulated cylinder, radiator.

TO THE OUTSIDE

Tarmac driveway to side of the property provides parking for several vehicles. Stone walled courtyard to rear.

OLD COACH HOUSE

Providing storage with boarded loft area above, light and power laid on.

ATTACHED STORE

15' x 4' (4.57m x 1.22m)
Window to front, door to side.

GARDENS

Set in manageable gardens of relatively low maintenance with groves and flower borders, mature hedgerow to front of property and stone flagged patio area and rockery. Outside water tap.

COUNCIL TAX

Band G (from internet enquiry).



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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, furniture 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

MORTGAGES

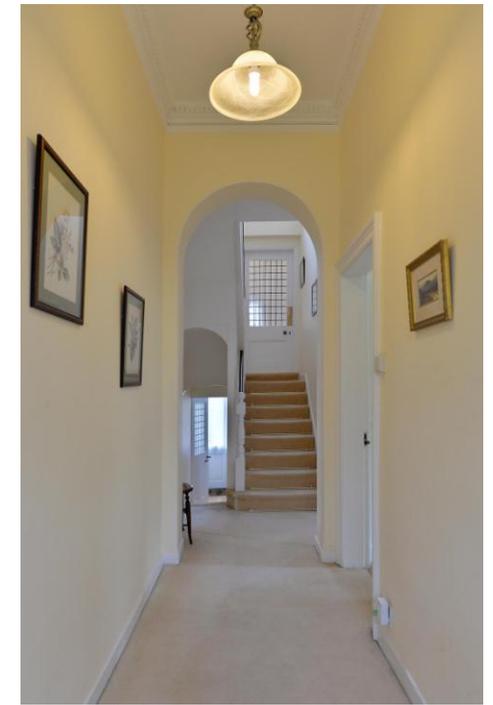
If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

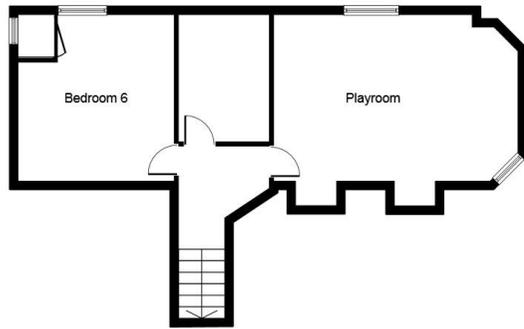
All mortgages are subject to status and valuation. Any lender will require a charge on the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

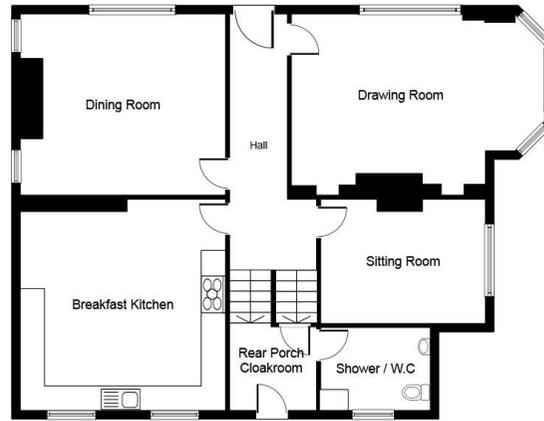
Written quotations are available on request.

Details amended March 2018





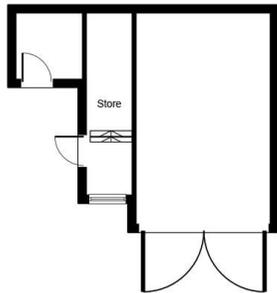
Basement



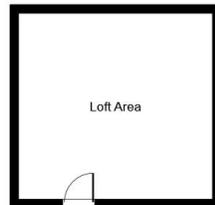
Ground Floor



First Floor



**The Coach House
Ground Floor**



**The Coach House
First Floor**

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NOT TO SCALE For layout guidance only



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Renton & Parr

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