FIELD GAP HOUSE, TRIP GARTH, LINTON, WETHERBY, WEST YORKSHIRE, LS22 4HY

Wetherby 1½ miles, Harrogate 9 miles, Leeds 12 miles, York 20 miles, A1 2 miles

A superbly located four bedroom detached family house, together with self-contained flat, four car garage set within landscaped garden grounds of approximately 0.85 acre with additional paddock of approx 2.75 acres

Field Gap House is a substantial stone built detached house of individual design built in the late 1960’s and occupying a quiet cul-de-sac location in the heart of one of the region’s most exclusive villages.

Being offered on the open market for the first time in over 23 years the main house provides spacious family accommodation including exceptional lounge with part sunken floor, separate dining room with steps down to a sitting area at the rear, overlooking the garden. Morning room and kitchen. On the first floor there are four double bedrooms with master bedroom having en-suite dressing room and bathroom.

The basement area provides useful additional storage or potential extra living quarters presently divided into three rooms. There is excellent garaging for up to four vehicles with drive through up and over doors, three of which are remote controlled. Above the garage with its own separate access is a useful self-contained flat for dependant relatives, teenage suite or au-pair.

The property benefits from gas fired central heating system and double glazed windows.

Field Gap House stands in delightful landscaped gardens with sweeping lawns and well stocked borders with a variety of well-chosen bushes and shrubs and extends to approximately 1 acre.

Beyond the formal gardens is an additional grass paddock with newly planted saplings including rowan, blossom trees, crab apple and chestnut with a separate section containing a redundant converted stable providing six loose boxes.

The village of Linton remains one of the most sought after residential locations in the Wharfe Valley. Trip Garth is an exclusive cul-de-sac of individual properties, a short distance from the village hall and the 450 year old Windmill Inn packed full of old English character including rustic old beams and charming stone floors.

Linton is conveniently placed for daily travel to Leeds, Harrogate and York with excellent shops and schools in the neighbouring market town of Wetherby. The area offers a wide variety of sporting and recreational facilities including the local golf course. There are inter-city rail links at both Leeds and York and ease of access to the regions motorway infrastructure, along with the Leeds/Bradford International Airport for the international commuter.
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 Hall. At the mini roundabout take the first left turning into Linton Road. Left into Linton Lane and after approximately ¾ of a mile turn right opposite the Windmill into Trip Lane. First left into Trip Garth where the property is identified at the head of the cul-de-sac by a Renton & Parr sale board.

THE PROPERTY

Singularly impressive stone built detached family house with self-contained flat, excellent garaging and beautiful landscaped garden grounds and paddock, in all approximately 3.6 acres.

The accommodation which benefits from gas fired central heating, double glazed windows and extends to approximately 4500 sq ft in further detail giving approximate room sizes comprises:-

ENTRANCE HALL

With double glazed entrance door, turned staircase to first floor, radiator, understairs access with staircase leading down to lower ground floor.

CLOAKROOM

With built in cloaks cupboard, pedestal wash basin with tiled splashback, low flush w.c., radiator in cabinet, double glazed window.

SUPERB LOUNGE

29’ 5” x 25’ 10” (8.97m x 7.87m) With feature sunken floor, stone fireplace and hearth with “wood burning” stove, enriched ceiling cornice, four double radiators, double glazed windows to two sides including patio door to rear sun terrace, recessed ceiling lighting. Double doors to :-

DINING AREA

23’ 9” x 11’ (7.42m x 3.35m) With enriched ceiling cornice, double glazed windows to side, two radiators, marble fireplace and hearth with fitted gas fire. Steps down to :-

SITTING AREA

16’ 1” x 11’ (4.9m x 3.35m) With double glazed picture windows to two sides including patio door. Two double radiators, two wall light points.

MORNING ROOM

16’ 9” x 15’ 4” (5.11m x 4.76m) narrowing to 6’ 6” (1.98m). Double glazed window and patio door to side, stone fireplace with open fire, ceiling cornice, two wall light points, double doors from the lounge, double radiator.

KITCHEN

14’ 8” x 11’ 8” (4.47m x 3.56m) Comprehensively fitted with range of oak fronted wall and base units including cupboards and drawers, illuminated display cabinet, pelmet lighting, kick-board heater, work surfaces with tiled surrounds, one and a half bowl stainless steel sink unit with mixer taps, built in Bosch double oven, induction hob and extractor hood above, microwave, dishwasher, wine rack, double glazed windows to three sides overlooking landscaped gardens.

UTILITY ROOM

8’ x 6’ 9” (2.44m x 2.06m) With matching wall and base cupboards, work tops, stainless steel sink unit with mixer taps, plumbed for automatic washing machine, space for fridge and freezer, double glazed window and door, half tiled walls.

BOILER ROOM

With Worcester Bosch gas fired central heating boiler, insulated tank.

FIRST FLOOR

LANDING

Double glazed windows, skirting radiator.

WALK-IN LINEN CUPBOARD

11’ 6” x 5’ 6” (3.48m x 1.68m) With radiator.

MASTER BEDROOM SUITE

21’ 8” x 18’ 9” (6.6m x 5.72m) overall (max) comprising :-

BEDROOM ONE

14’ 7” x 11’ 3” (4.44m x 3.43m) Double glazed windows to three sides enjoying views over delightful landscaped gardens, two radiators, ceiling cornice.

DRESSING AREA

13’ 9” x 8’ (4.19m x 2.44m) Ceiling cornice, recess ceiling lighting, radiator, double glazed window.

EN-SUITE BATHROOM

11’ 3” x 7’ 5” (3.43m x 2.26m) plus recess. Tiled walls and four piece white suite comprising enclosed bath with mixer taps and shower attachment, separate shower, low flush w.c., pedestal wash basin, wall mirror, shaver socket, radiator, double glazed window.

BEDROOM TWO

15’ x 12’ (4.57m x 3.66m) Double glazed windows to side and rear elevation, built in wardrobes with cupboards above, further walk-in boxroom, radiator, loft access.

BEDROOM THREE

13’ 10” x 11’ 8” (4.22m x 3.56m) Double glazed window to rear, radiator, built in wardrobes with floor to ceiling sliding mirror door, additional walk-in boxroom.

BEDROOM FOUR

14’ x 10’ 10” (4.27m x 3.31m) Double glazed aspect window to rear, radiator. Walk-in wardrobe. Loft access.

FAMILY BATHROOM

Four piece white suite comprising panelled bath with mixer taps and shower attachment, additional Mira shower above, pedestal wash basin, low flush w.c., bidet, radiator, half tiled walls, double glazed window.

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LOWER GROUND FLOOR

INTEGRAL FOUR CAR GARAGE
Both sections with drive through up and over doors, three being electrically operated. 25' 3" x 15' (7.7m x 4.57m) and 25' 3" x 9' 3" (7.7m x 2.82m). Light and power laid on.

GARDENERS ROOM
With toilet, wash basin and Worcester gas fired central heating boiler.

BASEMENT AREA
34' x 16' (10.36m x 4.88m) overall Presently divided into three rooms and would be ideal for a home office or annex, as well as general storage or playroom.

TO THE OUTSIDE
Situated at the head of the cul-de-sac, an initial driveway leads through a stone pillared entrance with wrought iron electric gates, block paved forecourt area providing parking for several vehicles. Access to integral garaging, drive-through up and over doors (three being electrically operated), access to the side where the driveway gives way to lawn for sit on mower to access the rest of the garden, which is delightfully landscaped with westerly facing aspect and is mainly laid to side and rear. Sweeping lawns with deep well stocked borders, providing a variety of bushes and shrubs, feature pond and rockery with water fall.

To the rear of the house is a :-

FIELD GAP MEWS
A self-contained flat, ideal for dependant relatives, teenage suite or potential separate let. Comprising :-

ENTRANCE HALL
With separate cloaks cupboard, radiator, loft access, ceiling cornice.

LOUNGE WITH DINING AREA
24’ 7” x 13’ 3” (7.49m x 4.04m) Narrowing to 7’ 7” (2.31m). Double glazed windows to three sides, three radiators, ceiling cornice.

KITCHEN
10’ x 7’ 6” (3.05m x 2.29m) Double glazed window, range of wall and base cupboards, work surfaces with tiled surrounds, one and a half bowl stainless steel sink unit and mixer tap, plumbed for automatic washing machine, cooker, ceiling cornice, double glazed window.

DOUBLE BEDROOM
11’ 4” x 10’ 7” (3.45m x 3.23m) Double glazed window, laminate floor, radiator, ceiling cornice.

SHOWER ROOM
Modern white three piece suite comprising shower cubicle, vanity wash basin with cupboards under, low flush w.c., heated towel rail, tiled walls, extractor fan, double glazed window.

GARDEN ROOM
29’ 10” x 7’ 10” (9.09m x 2.39m) Widening to 9’ 8” (2.95m). With stone flagged floor and double glazed unit to three sides.

A number of specimen trees, fruit trees, greenhouse and vegetable garden.
Beyond the formal garden is a grass paddock of approximately 2.75 acres, recently planted with a variety of saplings. A range of redundant stables with 6 loose boxes and tack room. Garden shed.

**COUNCIL TAX**
Band H (from internet enquiry).

**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

Details prepared May 2016
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