



West Wing

Ingmanthorpe Hall Montagu Lane, , Wetherby LS22 5EH

£1,000,000 | Leasehold

maxwell hodgson

estate agents

The West Wing is a stunning duplex apartment extending to in excess of 3700 sqft and the signature property within this popular Grade II Regency mansion. Set in a beautiful rural location just a short drive from Wetherby town centre and within commuting distance of Harrogate, York, Leeds and LBA. Less than 2 hours by rail from London. The property is presented in excellent order retaining many period features including high ceilings, wall mouldings, sash windows and deep skirtings. Fitted to a high spec to include a Bose integrated sound system, programmable lighting scheme. Cat 5 cabling and 350mb fibre broadband, this is an ideal property for home working. There is a private enclosed South West facing garden and separate enclosed courtyard garden in addition to extensive communal grounds, a double garage and two secure gated parking spaces. This individual and very prestigious residence offers a spectacular 44' drawing room (once the original ballroom), with a mezzanine floor above. Bespoke designer kitchen/breakfast with central island and Miele integrated appliances. There are four double bedrooms and three bathrooms. EPC Band C

Communal Entrance

The main hall has a grand communal hall with a secure entrance door and video intercom entrance system.

Entrance Vestibule

Radiator, inset coir mat

Spacious Hall

3 radiators, large windows with blinds overlooking the private courtyard and double doors leading out. Cupboard housing gas central heating boiler.

WC

Hidden cistern WC, wash hand basin mounted on a black polished granite surface, radiator, tiled splashback, radiator. tiled floor.

Kitchen/ Breakfast Room

Fitted with high quality Wellmann base and wall units in Beech wood including eye level glazed lit units and under unit lighting. Baltic brown granite work surfaces twin inset Franke sinks and tiled splashbacks, monobloc mixer taps. Central island/ breakfast bar. Miele integrated twin ovens with warming drawers, gas hob with extractor hood, Miele integrated

dishwasher, integrated fridge and freezer. Caple double wine fridge. Plumbing for washing machine. Amtico floor, 3 radiators, original ceiling coving and wall mouldings. 2 large windows overlooking the grounds to the front of the hall with shutters. .

Drawing Room/ Garden Room/Dining Room

This is a truly impressive room and provides an amazing setting for parties. American oak floor, very high ceiling with ornate coving and ceiling roses. Living flame gas fire with marble surround and hearth, 5 radiators all with covers. 2 sets of French doors opening to the front of the Hall and a further set to the private gardens to the side. 5 large windows with views to the grounds. Integrated Bose zoned sound system and programmable lighting system. Spiral staircase off to:

Mezzanine Floor /Office

2 radiators with covers, Cat 5 cabling and fibre broadband making this an ideal space for working from home. Balustrade overlooking the drawing room with removable screen.

Snug

Radiator, Double window overlooking the garden. Cupboard housing technical equipment. .

Bedroom One

2 radiators. Utility cupboard, plumbing for washing machine, hot water cylinder.

En-Suite Bathroom

Spa bath. Walk In shower , hidden cistern WC, wash hand basin with vanity mirror and integrated lighting, travertine tiled floor and part tiled walls. Ladder style heated towel rail.

Bedroom Two

Fitted with built in wardrobes and drawers, tall double window overlooking the garden. radiator, private door to outside rear.

Bathroom

Adjacent to Bedroom Two. Tiled panelled bath, shower enclosure with Aqualisa shower , hidden cistern WC, wash hand basin. Heated towel rail. Travertine tiled floor and part tiled walls. Obscure glazed sash window.

First Floor



Bedroom Three

Radiator. Built in wardrobe with sliding doors, windows to 2 sides.

En-Suite Bathroom

Bath with shower attachment over. Corner shower enclosure with steam/ jet shower , WC, wash hand basin,. Travertine tiled floor and part tiled walls. Heated towel rail.

Bedroom Four

Built in wardrobe with drawers. Window overlooking the garden. Storage cupboard with access to loft space.

Outside

Double Garage

The garage is set behind secure gated access. 2 up and over doors to front, power and light. Parking for 2 vehicles in front.

Private Enclosed Gardens

Paved terrace ideal for entertaining leading to lawns with a high hedge providing privacy. Wooden hand gate to driveway, cellar and garage area.

Cellar

Accessed from the outside path between the garden and courtyard. Providing useful wine storage.

Enclosed Private Courtyard

The private central courtyard is approached from double doors off the entrance hall and in turn provides rear access to the garage, garden and cellar. Gravel surrounded by paving.

Council Tax

We understand the property is in council tax band G

Services

All mains services connected with the exception of drainage which is to a communal septic tank. The property also benefits from Virgin broadband at 350mb.

Tenure

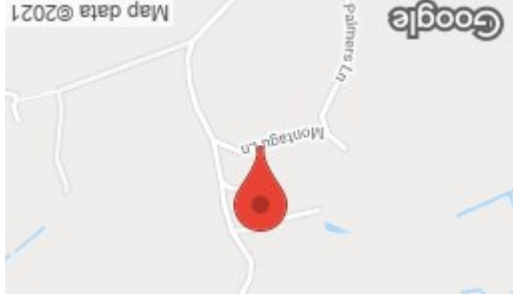
125 year lease commenced 2001. Ground rent currently £134 pa. Service charge approx £5400 pa. Further details available on request.





Directions

From the A1 roundabout continue straight ahead. Turn left at the roundabout by Wetherby Racecourse and next right along the private entrance to Ingmanthorpe Hall. Turn left onto Montagu Lane and drive across the front of the main hall where there is visitor parking at the far side in front of the grass where the horses graze



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3731 SQ FT / 346.59 SQ M - (Excluding Garage and Cellar)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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