



Grey Gables, Linton, Wetherby, West Yorkshire

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A stunning **comprehensively refurbished** six bedroom, all en suite, gated detached property with annexe accommodation and large double garage set in private south-facing gardens with outstanding views.

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### Summary of accommodation

**Ground Floor:** Reception hall | WC | Drawing room | Snug/cinema room | Study | Kitchen/dining/family room | Walk-in pantry | Utility room | WC

**First Floor:** Principal bedroom with dressing room and en suite bathroom | Four further bedrooms all en suite | Annexe bedroom with open plan kitchen and bathroom

**Outside:** Landscaped gardens | Pond | Raised sun terrace | Double garage | Off-road parking for several vehicles

### Distances

Wetherby 1.5 miles, Harrogate 10 miles, Leeds 13 miles, York 18 miles  
(All distances are approximate)



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## Situation

Grey Gables occupies an enviable position opposite Wetherby golf club on the highly sought-after Linton Lane in the small village of Linton near Wetherby. It has magnificent views from all rooms across the landscaped gardens and countryside beyond, offering the utmost privacy. For the commuter, Harrogate Leeds and York stations are all within easy reach to the main east coast mainline. The A1(M) is just 2.5 miles, and the M1 and M62 offer further transport communications throughout the region and the rest of the country. Leeds/Bradford International Airport is approximately 14 miles away. Manchester International Airport is approximately 78 miles away, accessed via the M62.

## Grey Gables

The feeling of light and space is evident throughout the property, and its location off this sought-after exclusive lane is second to none. This stunning period property has undergone a dramatic renovation by the current owners and is the perfect blend of character and modern contemporary living with a stone roof, aluminium windows, and underfloor heating. Of particular interest are the large reception rooms, all enjoying views over the gardens and beyond, from the formal drawing room to the snug/cinema room, and even the study, which enjoys a tranquil view. The impressive entrance hall with a bespoke staircase and underfloor heating ceramic tiled floor gives good natural light and flows beautifully.

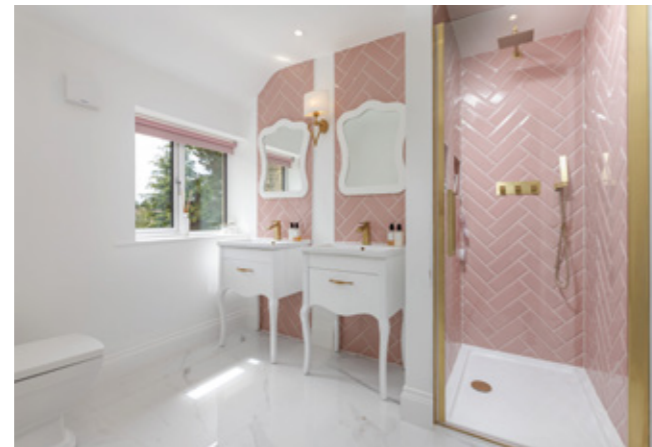


The real hub of the home is the stunning open plan kitchen/dining/family room with its comprehensive range of stylish bespoke cabinets and luxurious appliances such as Siemens and the limited edition Everhot 1-10 cooker, quartz work surfaces and built-in walnut breakfast station and drinks cabinet, the large island is the real focal point and the views from the bifold doors over the south-facing gardens, a large walk-in concealed pantry is a stunning addition with carefully designed bespoke storage features, there is also a concealed door to the spacious utility room and a second cloakroom.



The first floor is just as impressive and boasts a principal bedroom suite with a walk-in dressing room with bespoke cabinetry and a feature glazed display unit for your favourite accessories; the walk-in bathroom with underfloor heating, free-standing Lusso Stone bath and large twin shower has been finished to an exacting standard. The primary guest bedroom also features a dressing area and en suite with underfloor heating. There are three further double-bedroom suites, all complete with en suite bathrooms and attractive views.





The annexe accommodation has its own access and can be incorporated into the main family home or used independently; this room has a large open-plan living kitchen and a shower room, and a bifold door leads out to a decked private terrace. Ideal for multi-generational living.

## Gardens and grounds

The property is accessed via a secure, electronically gated entrance. A large, sweeping, blocked paved drive leads to the property and easily offers off-road parking for many vehicles. The attached large double garage has an electrically operated door, light and power. The stunning south-facing gardens have been planted and landscaped with numerous specimen trees and mature plants and are bordered by mature hedging, giving a sense of seclusion and privacy. There is a small pond with a water feature, various terraced areas ideal for entertaining and enjoying the uninterrupted evening sunsets, a feature rock face that offers a dramatic viewpoint and a raised dining area with a pergola, the perfect spot to enjoy the evening sun.

## Services

Mains water, drainage, electricity, gas-fired central heating.

## Property information

Tenure: Freehold

Council Tax: Band H

Local Authority: Leeds City Council

EPC Rating: C

**Agents Note:** In accordance with Section 21 of The Estate Agents Act 1979 (Declaration of Interest), please note that the vendor of this property is an employee of Knight Frank.



**Approximate Gross Internal Floor Area**

**490.8 sq m (5,283 sq ft)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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 October 2024. Photographs and videos dated October 2024.

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