



Grimston Park, Tadcaster

- Impressive Converted carriage house
- Stunning kitchen/dining room.
- Exclusive development
- Single garage and parking
- Three bedroom
- Pretty Courtyard garden
- Finished to an exceptional standard throughout
- Council Tax E - EPC G

Asking Price £450,000



Grimston Park, Tadcaster

DESCRIPTION

Set within the prestigious Grimston Park Estate, approximately two miles south of Tadcaster and ideally positioned between York and Leeds, this exceptional three-bedroom mews property offers an outstanding combination of period character, luxurious modern living, and an enviable location. With excellent transport links via the A64 and A1(M), the property is perfectly placed for commuters, while local amenities can be found in both Tadcaster and Wetherby. Intercity rail services from York and Leeds provide convenient connections across the UK, with the wider West Yorkshire conurbation all within comfortable commuting distance.

A wonderful sense of arrival awaits at Grimston Park, where an impressive gated entrance from the A162 leads along an elegant carriage driveway through beautifully maintained parkland to this stunning limestone-built converted carriage house.

Finished to an exceptional standard throughout, the current owners have further enhanced the property with a host of high-quality improvements, including beautiful Amtico Signature herringbone flooring throughout the ground floor and stylish contemporary décor. This is a truly outstanding example of a luxury conversion, seamlessly blending original character with modern comforts across three spacious floors.

The accommodation begins with a generous entrance porch, where attractive stable doors create an immediate feeling of warmth and charm. Beyond lies the heart of the home – a beautifully designed open-plan dining kitchen, perfectly suited to both everyday family life and entertaining. The bespoke kitchen is fitted with an extensive range of wall and base units complemented by attractive granite worktops, a traditional Butler sink, integrated dishwasher and washer/dryer, Neff combination microwave oven, a second built-in oven, and space for an American-style fridge freezer. A magnificent ESSE range cooker, featuring three ovens, an induction hob and hotplate, provides a stunning focal point. Two elegant feature arches lead through to a fabulous statement dining area, creating a superb entertaining space filled with character.

The first floor offers an impressive living room with twin windows overlooking the attractive cobbled courtyard garden, creating a light and inviting space to relax. An electric fire provides a cosy focal point, while a spacious double bedroom and a recently refitted luxury shower room complete this level.

The second floor continues to impress with two further generous double bedrooms and a beautifully appointed family bathroom, finished to an exceptionally high specification with quality fittings and timeless styling.

Externally, the property enjoys a delightful enclosed cobbled courtyard garden, offering a peaceful and private space to sit and enjoy the picturesque surroundings of the Grimston Park Estate. The property also benefits from a garage and allocated parking.

This remarkable home presents a rare opportunity to acquire a beautifully converted carriage house within one of the area's most sought-after country estates, offering an exceptional standard of finish, generous accommodation, and an enviable lifestyle in a truly stunning setting.

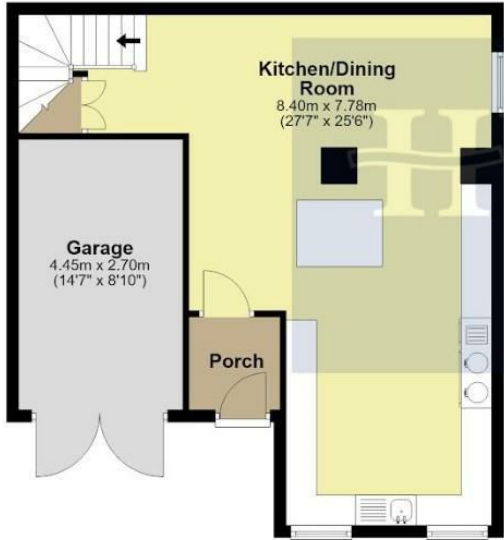






Ground Floor

Approx. 57.0 sq. metres (613.4 sq. feet)



First Floor

Approx. 51.2 sq. metres (551.2 sq. feet)



Second Floor

Approx. 52.0 sq. metres (559.8 sq. feet)



Total area: approx. 160.2 sq. metres (1724.4 sq. feet)

All measurements are approximate and display purposes only.
Plan produced using PlanUp.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E			
(21-38) F			
(1-20) G		16	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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