

5 MANOR GARTH
Ledsham

Carter Jonas

5 MANOR GARTH, LEDSHAM, LS25 5LZ

Leeds city centre – 10 miles
Selby – 10 miles
A1(M) motorway – 2 miles
M1 and M62 motorways – 4 miles

5 Manor Garth presents an opportunity to acquire a very well presented and thoughtfully extended family home, quietly positioned within an exclusive cul-de-sac in one of West Yorkshire's most desirable villages.

Enjoying a delightful setting on the fringe of Ledsham, the property overlooks open countryside while remaining exceptionally well placed for access to Leeds, York, Selby and Wakefield, as well as the A1, M1 and M62 motorway networks. Ledsham itself offers a charming village atmosphere with a public house and parish church, there is a primary school in the neighbouring village of Ledston.

The accommodation is entered via a reception hall with two store cupboards and a guest cloakroom/WC. The separate formal dining room - equally suitable as a second sitting room - features an ingle-nook style fireplace with wood-burner set on a raised stone hearth. Double doors lead through to the garden room, which enjoys picture windows and French doors opening onto the rear garden.

A standout feature of the home is the light and spacious open-plan living/dining kitchen, offering an extensive range of fitted units with granite and Corian preparation surfaces, integrated appliances and an electric Aga at its heart . Folding doors open directly onto a paved terrace, and there is a generous utility room and separate laundry room with internal access to the garage. The principal ground-floor living spaces benefit from air conditioning, enhancing comfort throughout the warmer months.

A TASTEFULLY APPOINTED AND EXTENDED DETACHED FAMILY HOME SET IN DELIGHTFUL LANDSCAPED PRIVATE GARDENS OF ALMOST ½ ACRE AT THE HEAD OF A SHORT CUL DE SAC ENJOYING LOVELY VIEWS OVER THE ADJOINING OPEN GREENBELT COUNTRYSIDE ON THE EDGE OF THIS CONVENIENTLY SITUATED SEMI-RURAL VILLAGE SOME 10 MILES FROM LEEDS.



The first floor is approached via a galleried landing and includes a superb principal bedroom with en-suite bathroom, two walk-in closets, and an adjoining dressing room/occasional fifth bedroom. The principal bedroom also features air conditioning. There are three further bedrooms - two with fitted wardrobes - and a large house bath/shower room.

Externally, the property is approached via a wide driveway/forecourt with lawned borders, providing ample parking and leading to the integral double garage. The beautifully maintained gardens lie mainly to the rear and offer a high degree of privacy, featuring extensive lawns, well-stocked borders, mature trees and specimen shrubs, generous paved terraces ideal for alfresco entertaining, and a range of three useful outbuildings.

ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold with vacant possession given on legal completion.
Viewing: By appointment through the selling agents – Carter Jonas – 01423 523423.
Directions- LS25 5LZ: Travelling south from Wetherby on the A1 take the junction with the A63 Selby Road and at the roundabout turn right travelling west. Go straight on over the next roundabout and at the second roundabout turn left and almost immediately right signposted Ledsham. On entering the village after the sharp left hand bend, continue straight on into Newfield Lane which leas up into Manor Garth.

















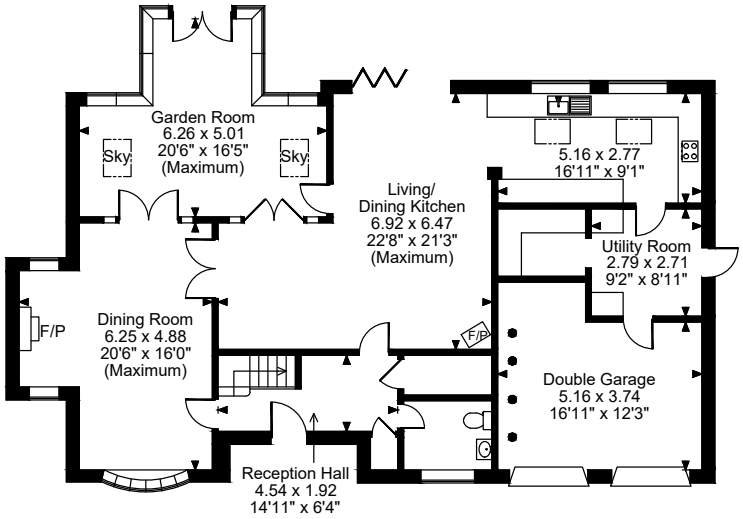




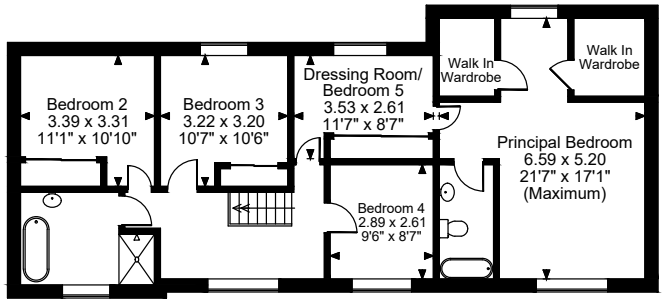
5 Manor Garth, Ledsham
Approximate Gross Internal Area
Main House = 2,412 sq ft / 224 sq m
Double Garage = 232 sq ft / 22 sq m
Total = 2,644 sq ft / 246 sq m







Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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