



THE COACH HOUSE, MARK LANE, KIRK DEIGHTON, LS22 4EF

Wetherby town centre – 1 mile
Harrogate – 10 miles
Leeds – 15 miles
A1(M) – 1 mile

This lovely period property was the former coach house to Kirk Deighton Hall and has over recent years undergone a sympathetic and thoughtful programme of renovation and extension whilst incorporating a high standard of modern appointments to form this charming and versatile family home, combining quality specification with original character features including many exposed beams and roof trusses. An internal inspection is essential to fully appreciate this fine example of a lovely Georgian house.

Kirk Deighton is a picturesque village with a main street of predominantly period properties surrounded by open green belt countryside. The market town of Wetherby is only 1 mile to the south offering a wide range of shops, schools and recreational facilities and the A1(M) is close by for access to principal Yorkshire centres and travel further afield.

The accommodation briefly includes an impressive reception hall/living room running the full width of the property with feature turned staircase and oak flooring, access to the rear garden, guest cloakroom and home office. Double doors open through to the well proportioned central sitting room with fireplace and woodburning stove, oak flooring and built in bookshelves with cupboards below. Two wide glazed doors lead into a stunning orangery/dining room with large, glazed atrium, tiled floor and French doors opening into the garden.

AN EXTREMELY RARE OPPORTUNITY TO ACQUIRE A BEAUTIFUL CHARACTER HOME, SET IN DELIGHTFUL PRIVATE WELL TENDED GARDENS OF ALMOST ½ AN ACRE WITHIN THE FORMER GROUNDS OF KIRK DEIGHTON HALL, SITUATED IN A DISCREET AND PEACEFUL POSITION ON THE EDGE OF THIS SOUGHT AFTER NORTH YORKSHIRE CONSERVATION VILLAGE.



There is a light and spacious open plan family living/dining kitchen with a comprehensive range of wall and base units in cream complemented by granite preparation surfaces, matching island, integrated appliances and feature four oven AGA in tiled recess. There is a good sized utility room with matching units to those in the kitchen.

The first floor is approached from a fabulous galleried landing leading to the principal bedroom with fitted wardrobes and a large adjoining fitted dressing room and luxury travertine tiled en suite bath/shower room. The dressing room could be used as a fifth bedroom if required. There are then three additional bedrooms, one with an en suite shower room and a fully tiled luxury house bath/shower room.

Outside, double five bar entrance gates open into an extensive gravelled forecourt providing ample parking for several vehicles. This in turn leads through a further set of gates and to the detached double garage with adjoining garden store. At the front of the property is a most attractive separate lawned area with mature willow tree also within the ownership of the property. An outstanding feature of The Coach House is the beautifully tended private and enclosed rear garden with full length stone paved terrace, shaped lawns with well stocked flower borders, mature screening trees and a central pathway with fountain leading to a second outside entertaining area with bespoke timber framed gazebo with bar and sitting area and a separate summer house.





ADDITIONAL INFORMATION

Tenure

We are advised that the property is freehold with vacant possession given on legal completion.

Services

We are advised that all mains services are installed.

Viewings

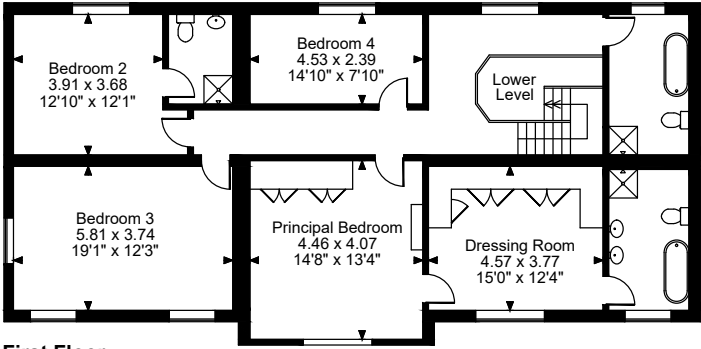
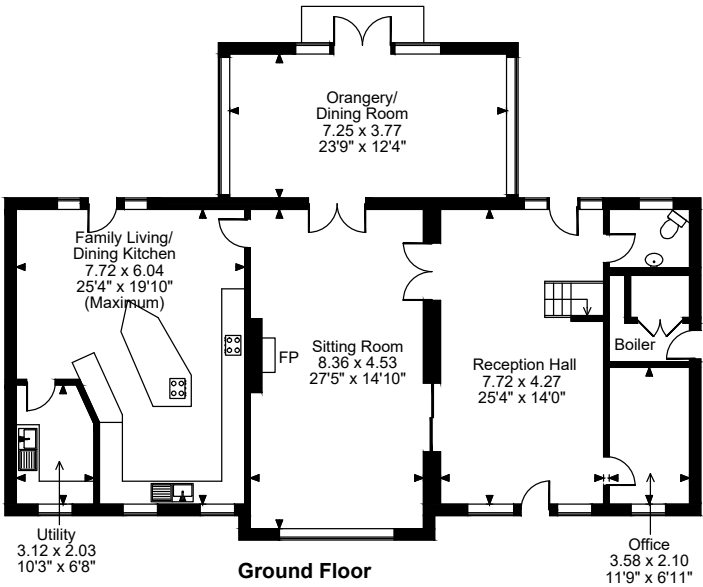
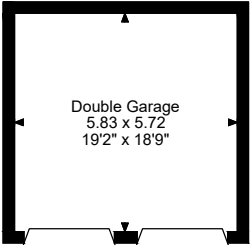
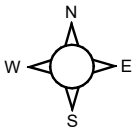
Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - LS22 4EF

Travelling north out of Wetherby on the Deighton Road, continue for approximately 1 mile and bear left towards Kirk Deighton and Knaresborough. Proceed into the centre of the village passing The Horse and Hounds Inn on the left and taking the next turning on the right into Mark Lane. The private driveway leading down to the property is then some 200 yards on the left and The Coach House is in front of you at the bottom.



The Coach House, Mark Lane, Kirk Deighton
Approximate Gross Internal Area
Main House = 3,269 sq ft / 304 sq m
Double Garage = 359 sq ft / 33 sq m
Total = 3,628 sq ft / 337 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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