



WELLSTONES, 22 MAIN STREET, LEDSTON WF10 2AA

Leeds – 10 miles

Selby – 10 miles

Wakefield – 8 miles

A1 motorway – 2 miles

An internal inspection is essential to fully appreciate this stunning individual property offering a rare opportunity to acquire a prominent family home in this sought after conservation village, built to a very high specification during 2012/13. The very well proportioned accommodation is arranged over three floors, offering a great deal of flexibility including the opportunity to create a self contained element within the property for a dependent relative or home office suite if preferred. The specification includes Villeroy and Bosh fittings in the kitchen and bathrooms, solid oak windows and bi fold doors opening into the rear garden. There is an integral double garage with EV charger together with ample parking for several vehicles in the gated front courtyard.

Ledston village offers facilities including a highly regarded Primary School, Public House/Restaurant, Wine Bar and Equestrian Centre. It also features the recently renovated Grade I Listed Ledston Hall now converted into luxury apartments. Peaceful and surrounded by attractive countryside, Ledston has the advantage of being situated a little over a mile from the A1(M) and is therefore particularly well placed for access to the cities and towns of Yorkshire as well as the national motorway network. York, Doncaster and Leeds railway stations are all within easy reach making London's Kings Cross commutable in around 2 hours.

The accommodation at ground floor level is approached from an entrance vestibule and an impressive reception hallway with guest cloakroom and WC. There are three separate reception rooms comprising a well proportioned sitting room and dining room together with a study/home office.

AN EXCEPTIONAL AND LUXURIOUSLY APPOINTED 5/6 BEDROOM ARCHITECT DESIGNED DETACHED EXECUTIVE RESIDENCE OFFERING SOME 4,500 SQFT OF LIVING ACCOMMODATION, SET IN ESTABLISHED GARDENS OF APPROXIMATELY 0.4 ACRES AND ENJOYING DELIGHTFUL COUNTRYSIDE VIEWS OVER ADJOINING GREENBELT COUNTRYSIDE.



The hub of the house is the full width luxury and comprehensively equipped family living/breakfast kitchen with large central island, folding doors opening out into the rear garden and access to the adjoining utility room. The lower ground floor has a central hallway and provides additional spacious accommodation with flexibility for use including a gymnasium with shower room (potential sixth bedroom suite if preferred) cinema room and playroom. There is also a second cloakroom with WC, store room and internal access to the integral garage with additional store.

The first floor is accessed from a lovely galleried landing with most rooms featuring exposed beams and roof trusses and includes the principal bedroom with en suite shower room and walk in wardrobe, two further double bedrooms with en suite shower rooms, two more double bedrooms and a house bathroom with an impressive copper bath.

Outside, the property is approached through double entrance gates into a secure enclosed courtyard providing parking for several vehicles and which in turn gives access to the double garage and lower ground floor. The front gardens feature two well tended shaped lawned areas with established borders, significant stone retaining walls and wide stone flagged steps leading up to the house and two sets of double gates leading through to the rear. There is also a stone terrace with seating at the front, giving impressive views over the village due to the property's elevated position. The large rear garden is principally lawned and completely enclosed providing a very safe environment for young children and pets. In addition there is a full width stone terrace for outside entertaining and a further stone patio overlooking the adjoining open fields.

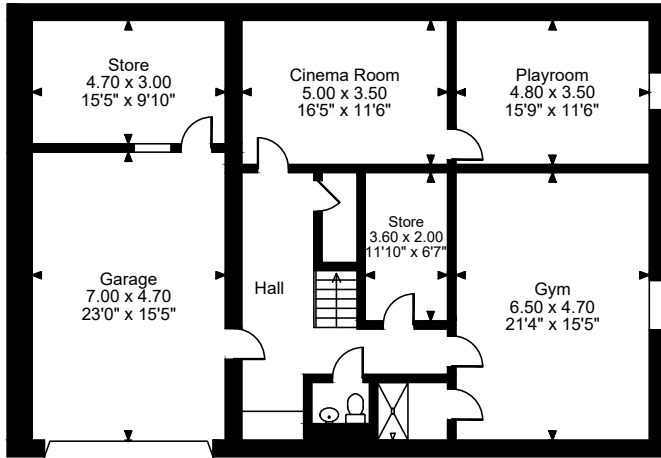
Agents Note: The neighbouring property to the north has recently been demolished and we understand is being replaced with a new detached residence of similar quality and size to Wellstones.

Tenure: We are advised that the property is freehold.

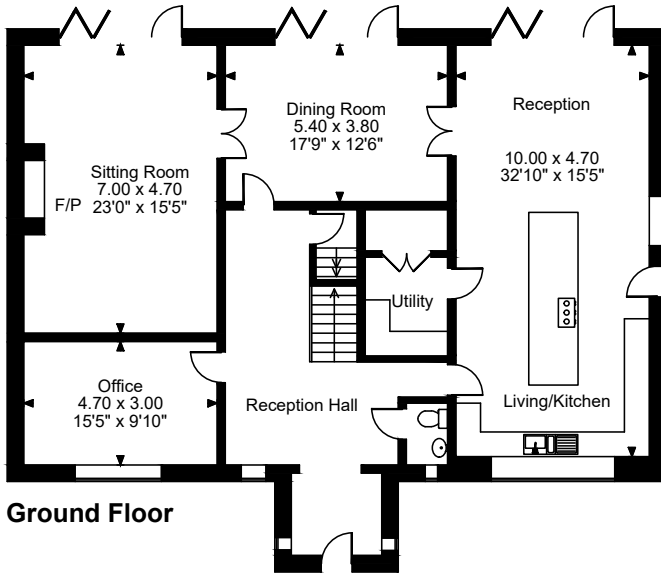
Directions - WF10 2AA: From Junction 42 of the A1M with the A63 proceed west and follow the signposts to Ledsham. Continue right through the village and along Claypit Lane, turning right at the T Junction with Back Newton Lane. After approximately ¼ mile take the next turning on the left and upon entering Ledston village, continue past The White Horse Inn on the left, and Wellstones is then some 500 yards on the left hand side.





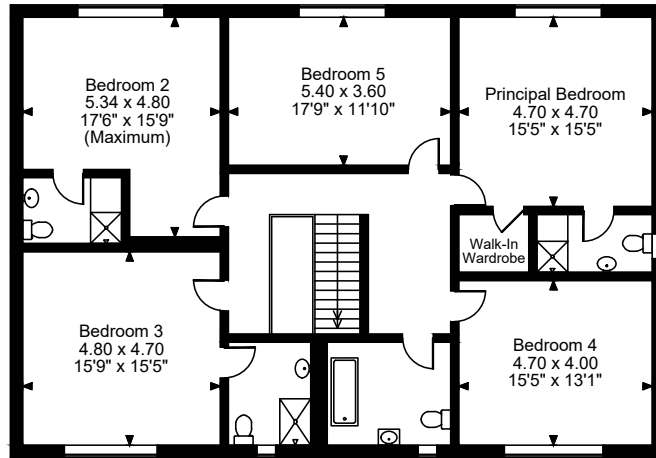
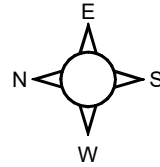


Lower Ground Floor



Ground Floor

Wellstones, 22 Main Street, Ledston
Approximate Gross Internal Area
Main House = 4,460 sq ft / 414 sq m
Garage = 504 sq ft / 47 sq m
Total = 4,964 sq ft / 461 sq m



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epcau.com		

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The position & size of doors, windows, appliances and other features are approximate only.

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