



WILLOWFIELDS HOUSE
Monk Fryston, North Yorkshire

Carter Jonas

WILLOWFIELDS HOUSE, MONK FRYSTON, NORTH YORKSHIRE, LS25 5JE

Leeds – 17 miles
York – 20 miles
Wakefield – 17 miles
Wetherby – 14 miles

Combining a rare blend of convenience and privacy, Willowfields House is the perfect location for the discerning family seeking ease of access to the County's major commercial centres whilst retaining links with the friendly community in the nearby historic village of Monk Fryston. This unique residence was originally designed and constructed by a renowned local architect for his own occupation in the mid 1970's at the heart of a stunning woodland setting further enhanced by the creation of delightful formal gardens and amenity areas bounded by its own paddocks to the North which ensure that high levels of privacy are protected.

As well as enjoying a secluded setting, Willowfields House is only a short drive from Monk Fryston and a wider range of amenities in Sherburn in Elmet and Selby with the major commercial centres of Yorkshire and Humberside easily accessed via the A1/M1 and M62 motorway network. The historic village of Monk Fryston which is just over 1 mile away has a strong community spirit along with a thriving village store/post office and a highly regarded primary school which regularly leads the Ofsted ratings. Private buses also take pupils from the area to both Leeds Grammar and Queen Elizabeth Grammar School in Wakefield.

The principal dwelling provides around 3,300 sqft of living accommodation with the additional detached 'cottage' including integral garaging and beautiful first floor apartment with a further 760 sqft being ideal for ancillary accommodation for a dependent relative or excellent home office suite if preferred. Both are centrally positioned within the 3½ acres of formal gardens and woodland.

AN OUTSTANDING AND DISTINCTIVE COUNTRY HOME PRESENTED TO AN EXCEPTIONALLY HIGH STANDARD THROUGHOUT, TOGETHER WITH A SEPARATE COTTAGE, ALL SET IN STUNNING PRIVATE FORMAL GARDENS, MATURE WOODLAND AND ADJOINING PADDOCK LAND, IN ALL EXTENDING TO SOME 11 ACRES.





Tasteful interior design throughout and stylish creature comforts include feature fireplaces with Eses stoves, solid brass electrical fittings, comprehensive double glazing, oil fired central heating and air conditioning to the kitchen and principal bedroom. A welcoming reception hall with bespoke staircase leads to an elegant formal drawing room with front and rear garden aspects whilst a private snug/family room is a perfect place for relaxation on a winters evening. The stunning family dining kitchen is an outstanding feature of Willowfelds House with delightful southerly aspects across manicured lawns and including a 700 sqft area for entertaining within the surrounds of a bespoke handcrafted Shaker style Kitchen by Chappell featuring Miele integrated appliances a four oven electric Aga with companion oven and electric hob, dishwasher, coffee machine, plate warmer, refrigerator and wine cooler. Off the kitchen is a rear hall with a guest cloakroom and utility room.

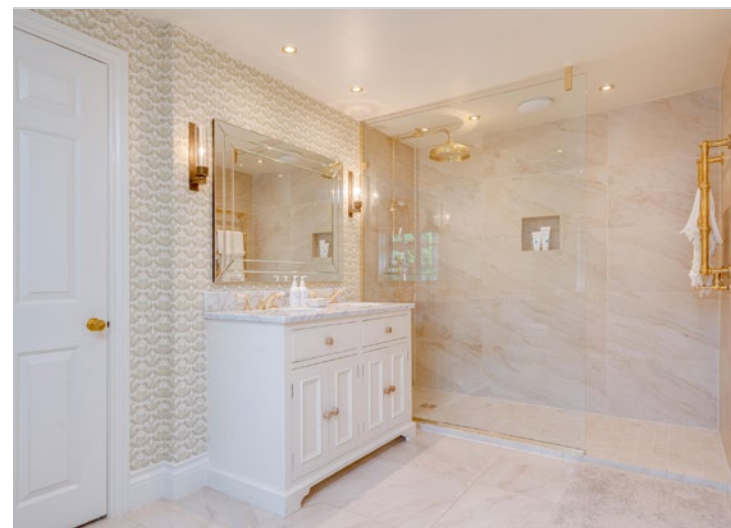
A handsome staircase with ornamental balustrade leads to the first floor landing with useful linen cupboards and the principal bedroom suite with magnificent, elevated garden aspects, its own cleverly created dressing area and a spacious ensuite bathroom with a luxury suite, walk in shower enclosure and tiling. The guest bedroom has its own ensuite shower room with French porcelain sanitary ware and two further double bedrooms are served by a house bathroom with a cast iron bath and LeFroy Brooks sanitary ware.





The detached 'cottage' and garage block will accommodate 4 vehicles with the additional benefit of a store room and gardeners WC. Above the garage and accessed by an external staircase is the self-contained 760 sqft apartment style annexe featuring a large sitting room with exposed beams, rustic brick fireplace and kitchen area, a double bedroom and connecting hall with fitted wardrobes and access to a shower room. The whole structure comprises 1,520 sqft over two floors and subject to planning there is the potential to create a larger detached dwelling if desired.

A private gated driveway with security entrance system winds its way through subtly sculpted dells and former quarries which were the source of stone for Selby Abbey ultimately leading to private gardens which are the ideal setting for this stunning home. The magnificent gardens with lawns, seating areas and woodland dells can be enjoyed from a series of intricately designed foot paths bounded by dry stone walling which has been a labour of love by family members. To the North of Willowfields House is a fully enclosed grass paddock of some 8 acres with separate vehicular access points from the A162 and the A63; ideal amenity space for the equestrian enthusiast but also having horticultural use due to the existing commercial polytunnel and large timber workshop with potential as a retail outlet.



ADDITIONAL INFORMATION

Tenure

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

Services

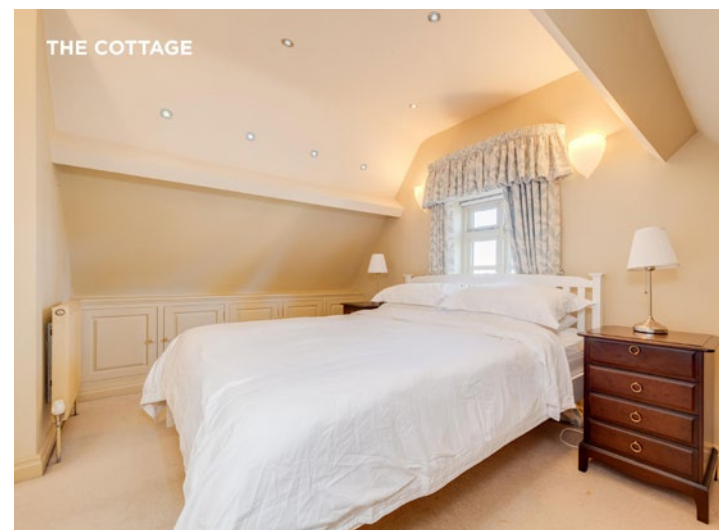
TBC

Viewings

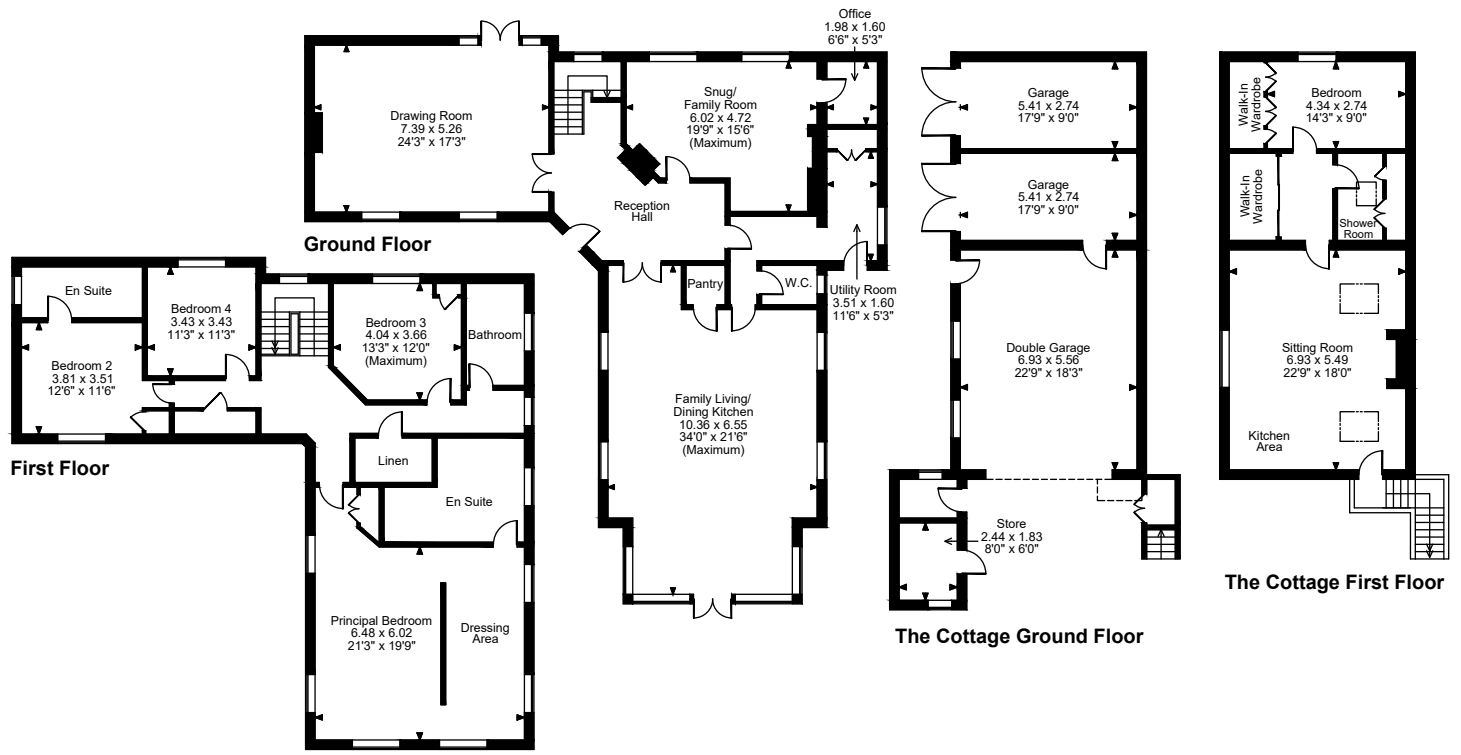
By appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - LS25 5JE

Travelling south from Wetherby on the A1 take the junction with the A63 Selby Road and at the roundabout turn left towards Monk Fryston and Selby. After approximately ¼ mile having passed the turning on the left to Lumby the access to Willowfields House is on the left hand side.



Willowfields House, Monk Fryston
Approximate Gross Internal Area
Main House = 3,305 sq ft / 307 sq m
The Cottage = 1615 sq ft / 151 sq m
Total = 4,920 sq ft / 457 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		74 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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