

FOXHOLME
Linton, Near Wetherby

Carter Jonas

FOXHOLME, 8 TRIP GARTH, LINTON, LS22 4HY

Leeds city centre - 15 miles
Harrogate - 9 miles
York - 20 miles
A1(M) motorway - 2 miles

AN EXCEPTIONAL AND UNIQUE CONTEMPORARY DETACHED HOME OFFERING LUXURIOUSLY APPOINTED ACCOMMODATION OF OVER 6,000 SQFT, SET IN PRIVATE GROUNDS OF ALMOST 1½ ACRES AND ADJOINING OPEN GREEN BELT COUNTRYSIDE ON THE EDGE OF THE SOUGHT AFTER WHARFEDALE VILLAGE OF LINTON, JUST 1 MILE FROM WETHERBY TOWN CENTRE.

The sale of Foxholme offers the opportunity to acquire a truly unique, significant, contemporary dwelling occupying a secluded position on the fringe of this highly regarded village in Lower Wharfedale. Linton itself is one of the most popular and sought after villages in Lower Wharfedale and ideally placed for daily travel to Leeds, Harrogate and York. There are good shops and schooling facilities in the neighbouring market town of Wetherby and the area offers a wide variety of sporting and recreational facilities including golf, national hunt racing and horse riding. There are intercity rail links at both Leeds and York and easy access to Leeds/Bradford International Airport and the regions motorway infrastructure for those wishing to travel further afield.

The property offers light, well proportioned and flexible accommodation which include lovely formal reception rooms, a luxurious open plan living kitchen, a stunning principal bedroom with fitted dressing room and exceptional private bath/wet room and four additional bedroom suites. There are also leisure/entertainment facilities including gymnasium and games room together with a separate outdoor kitchen and bar and a separate annexe with sitting area and state of the art golf simulator.

Outside, the entertainment theme continues with expansive terraces and a private putting green for the golf enthusiast together with beautiful well tended gardens which offer complete privacy being completely enclosed with mature hedging and creating a very safe environment for a young family.




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The accommodation is approached through two wide solid oak entrance doors into a most impressive split-level reception hall with automatic lighting and oak flooring. There is a large cloakroom with separate WC, internal access down into the garage and glazed doors opening out into the private rear courtyard. The well proportioned sitting room has a vaulted ceiling, full height picture windows and double French doors opening out to large paved and decked areas and the garden. Oak flooring continues through into the dining room which also opens out into the garden. The luxuriously fitted and extensively equipped breakfast kitchen has a comprehensive range of units with a blend of black and white ribbed door fronts complemented by granite and Corian preparation surfaces and Miele integrated appliances, large island unit, breakfast seating area and two sink units in recesses with display shelving above. Wide picture windows and central glazed double doors open out onto the private rear terrace and there is a large walk in pantry. The fitted utility room also has an integrated Miele washing machine and tumble drier.

An inner lobby with oak flooring gives access into a superb principal bedroom with picture windows and wide glazed double doors opening out onto a spacious glazed sun balcony overlooking the rear garden. The en suite dressing room has an extensive range of built in wardrobes and in turn leads through into a luxury en suite bath/wet room. There are four additional bedrooms all with luxury en suite bath/shower rooms, two of which are in a separate wing forming perfect guest facilities if required.











A separate turned staircase leads down from the reception hall to the lower ground floor where one of the bedroom suites is located together with the large entertainment suite comprising a gymnasium and games room which open out onto a putting green and the rear garden.

Outside the property is approached through double electric entrance gates into a large secure parking forecourt providing parking for numerous vehicles and in turn leading to a large integral garage with automatic door, built in store cupboards and a gardener's WC. The extensive principally lawned gardens enjoy south and west facing aspects and adjoin open green belt countryside on the fringe of the village.

Agents note: Underfloor heating is installed throughout the accommodation together with CCTV and Control 4 System with light and sound speaker automation.

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.

Directions - LS22 4HY: Travelling along Linton Main Street from Wetherby continue with the golf course on the left into the centre of the village and turn right opposite the Windmill Inn into Trip Lane. Take the next turning on the left into Trip Garth and the property is at the head of the cul-de-sac on the right hand side.









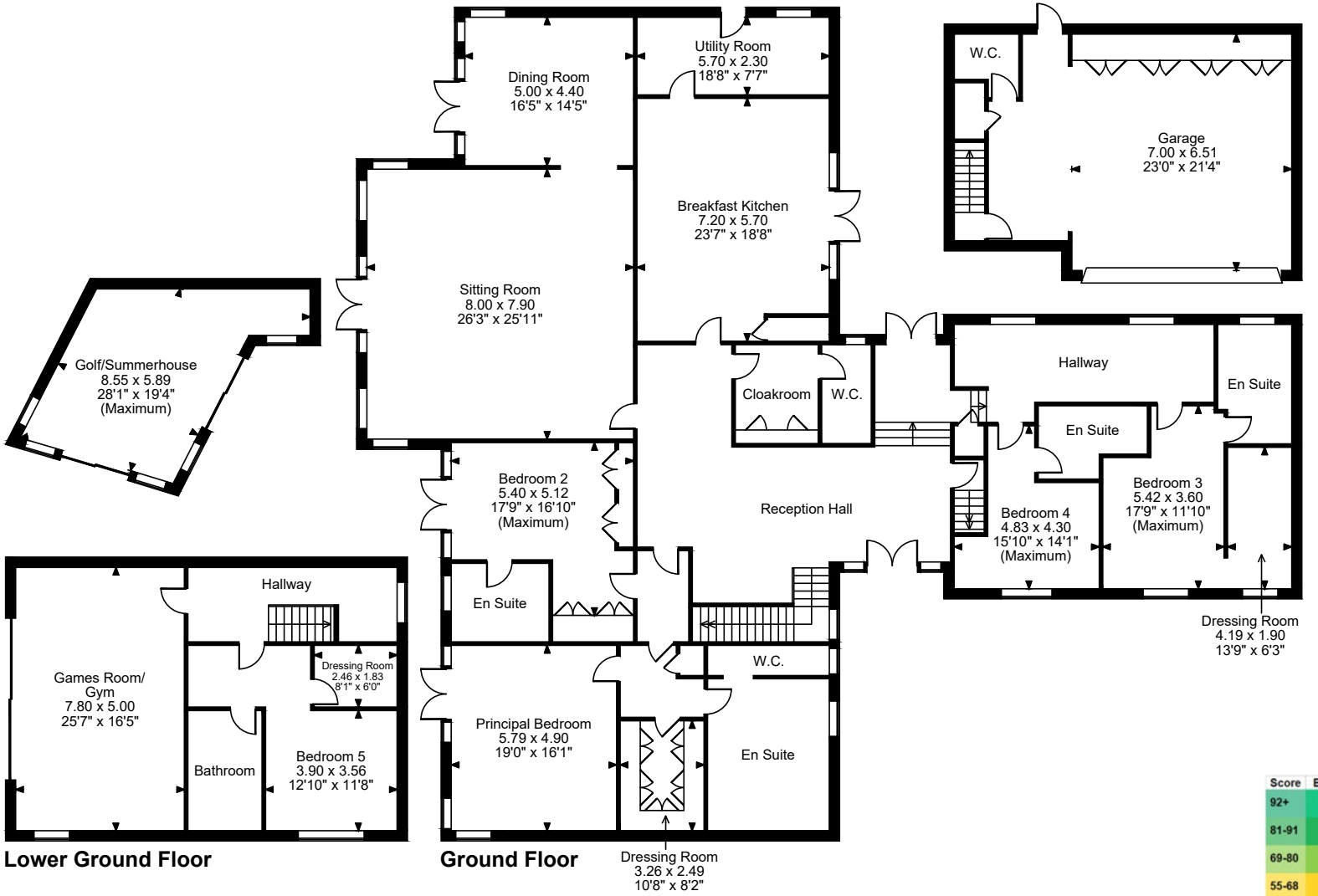






Foxholme, Trip Garth, Linton

Approximate Gross Internal Area
Main House = 5,809 sq ft / 539 sq m
Golf/Summerhouse = 308 sq ft / 29 sq m
Total = 6,117 sq ft / 568 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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