



Apartment 14, Linton Springs
Wetherby

Carter Jonas

Apartment 14, Linton Springs, Sicklinghall Road, Wetherby, LS22 4AF

Wetherby town centre – 2 miles

Harrogate – 10 miles

Leeds – 13 miles

A1/M – 3 miles

There is an opportunity to purchase this apartment virtually turnkey as much of the expensive furniture, fixtures and fittings are bespoke to create the impressive and luxurious interior of the property, subject to the final agreed purchase price.

An internal inspection is essential to fully appreciate this stunning apartment which is ready for immediate occupation, suitable for a professional couple, retirement or as a secure second home.

Linton Springs origins date back to around the 1700's when it was built as a hunting lodge for the Harewood Estate, subsequently occupied as a private residence before becoming the renowned country house hotel and restaurant and latterly converted into 14 luxury apartments in 2007. The development sits in glorious, mature grounds in a peaceful semi-rural location almost midway between the market town of Wetherby and the picturesque North Yorkshire village of Sicklinghall with the popular Scott's Arms Inn at its centre. There is also a protected area of woodland providing a buffer between the car park and Sicklinghall Road.

Wetherby is a thriving market town offering a wide variety of shops, supermarkets and good schools together with a variety of sporting and recreational facilities including Wetherby Golf Club only some 10 minutes drive away. There is excellent access to the principal Yorkshire centres of Leeds, Harrogate and York and the A1(M) is just 3 miles away for travel further afield. Leeds/Bradford International airport is only some half an hour's drive away.

A beautifully appointed and exceptionally well presented 3 bedroom duplex apartment on this highly regarded and secure gated development, being the former site of Linton Springs Country House Hotel, and located in a lovely semi rural setting on the fringe of Linton village.



The living space extends to some 2,200 sqft across first and second floor levels with an impressive private ground floor reception hall with generous store cupboard, serving only one other apartment. A private entrance lobby on the first floor has a guest cloakroom with WC and leads into a light and well proportioned sitting room which has double doors opening through into the equally spacious open plan dining kitchen with a good range of quality units and integrated appliances together with a generous island/breakfast island. There is also a fitted utility room with cylinder cupboard.

On the second floor an impressive landing gives access to a fabulous large principal bedroom with bespoke rooflights set in vaulted ceilings, dressing room/walk in wardrobe and a luxury en suite bath/shower room with Villeroy and Boch fittings. There are two further equally well proportioned double bedrooms also featuring vaulted ceilings and sharing a luxury house bathroom, again with Villeroy and Boch fittings.

Outside the property is approached by electric entrance gates providing access to an extensive secure parking area where there are two private allocated parking bays and visitor parking. There is also use of the communal gardens at the rear of the development.

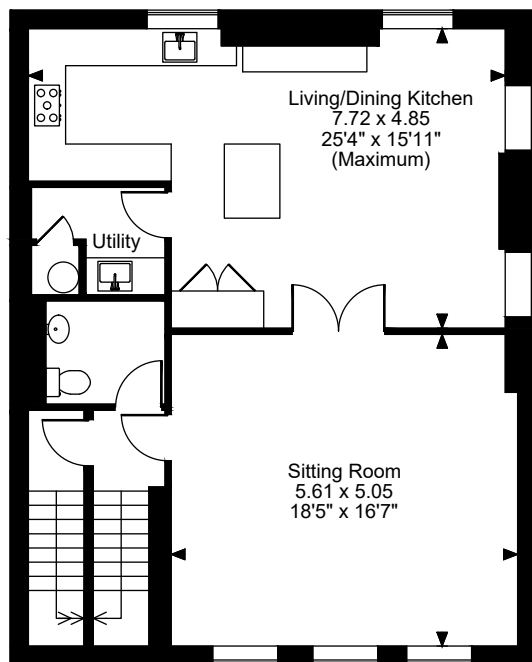
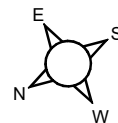


Tenure: We have been advised by our vendor that there are approximately 980 years remaining on a 999 year lease and that the owners of all apartments are equal shareholders in a private limited company, holding the freehold. There is an annual service charge of £6,041.28 for 2026 payable in two instalments which includes a nominal ground rent and buildings insurance.

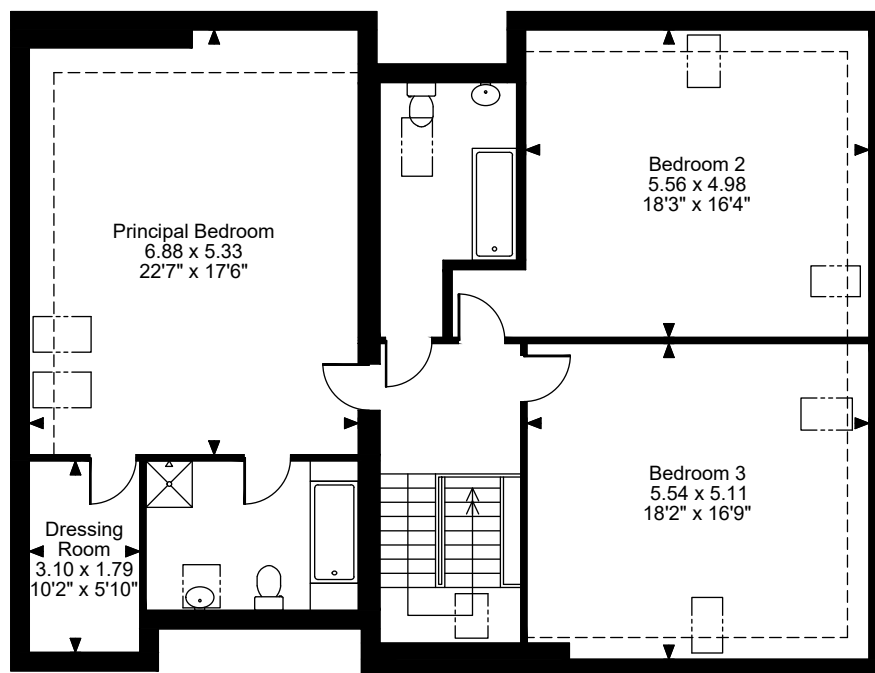
Directions - LS22 4AF: Leaving Wetherby town centre along Westgate, bear left at the mini roundabout at the bottom of Spofforth Hill onto Linton Road and continue past the turning to Linton on the left. Proceed along Sicklinghall Road for about 1 mile where the development will be seen on the left hand side.



14 Linton Springs, Wetherby
Approximate Gross Internal Area
2,249 sq ft / 209 sq m



First Floor



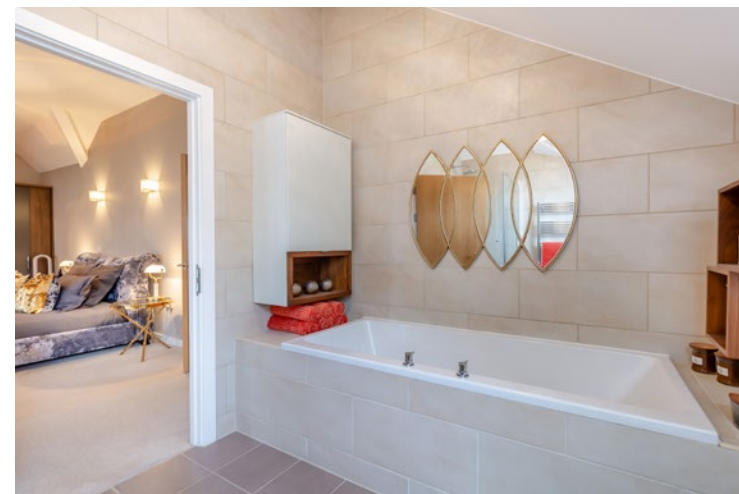
Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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