

LAMBS ACRE
Ingmanthorpe Hall Farm, Wetherby

Carter Jonas

LAMBS ACRE, INGMANTHORPE HALL FARM, YORK ROAD, WETHERBY, LS22 5QA

Wetherby – 3 miles
Leeds – 16 miles
Harrogate – 13 miles
York – 13 miles
A1(M) – 2 miles

Lambs Acre is believed to have been formed from several smaller cottages in the mid 20th Century and is now the principal dwelling on the periphery of a small exclusive development of houses converted some 10 years ago. It is approached by a long private driveway off the Wetherby to York Road (B1224) to the east of Wetherby Racecourse and could hardly be bettered in terms of its country setting which belies its convenience being some 5 minutes' drive from the extensive facilities in the picturesque market town of Wetherby. The city of York and the vibrant spa town of Harrogate are virtually equidistant and Leeds city centre is within comfortable commuting distance. The A1(M) motorway is nearby providing excellent access to the region's motorway infrastructure and for travel further afield.

The light and spacious accommodation extends to over 4.000 sqft and briefly comprises an inviting reception hall and inner lobby with guest cloakroom and WC. There is a well proportioned sitting room with ornate fireplace and inset log burner, study with fitted office furniture and Stiltz personal lift to the first floor and a formal dining room with French doors opening into the front garden. This room is also open to the inner hallway which in turn has folding glazed doors opening through into the large conservatory perfect for entertaining. The kitchen has a comprehensive range of bespoke handmade wall and base units in oak complemented by granite preparation surfaces, matching central island with breakfast table, integrated appliances and four oven gas fired AGA in tiled recess.

A SUBSTANTIAL STONE BUILT DETACHED FAMILY HOME IN THE STYLE OF A TRADITIONAL FARMHOUSE, SET IN CHARMING PRIVATE SOUTH FACING FORMAL GARDENS WITH ADJACENT STABLES AND PONY PADDOCK EXTENDING IN ALL TO JUST OVER 1 ACRE (0.4 HA), IN A DELIGHTFUL SEMI RURAL SETTING SOME 3 MILES EAST OF WETHERBY.





Adjacent to the kitchen is a boot room/lobby opening into the front garden and there is also a large, fitted utility room accessed from the conservatory. The conservatory itself is a feature of the property with a tiled floor, underfloor heating, automatic vented roof lights, fitted blinds and a door opening out into the rear courtyard.

The first floor is approached from a galleried landing, initially leading to the principal bedroom with fitted oak wardrobes throughout, a dual aspect over the grounds and an en suite shower room, bedroom two and the house bathroom. An inner landing provides access to another wing with three additional bedrooms and a second house bath/shower room, perfect for facilitating guest accommodation.

Outside the property is approached down a long shared driveway which then bears right around the paddock to the side and rear of the house where there is private parking for numerous vehicles and a large double garage. The parking area also gives access to the stable block comprising two loose boxes, a feed/tractor store and a gateway into the paddock.

The private formal gardens lie principally to the front and side of the house with lawns, mature hedging and a wealth of specimen trees and shrubs whilst there is private vehicular access to a large, enclosed stone set courtyard with feature circular raised flower bed. The two neighbouring houses have no rights across the courtyard other than for maintenance purposes.











ADDITIONAL INFORMATION

Tenure

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

Viewings

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

Directions - LS22 5QA

Leaving Wetherby travelling east in the direction of York on the B1224 continue past Wetherby Racecourse on the right and go straight ahead at the roundabout. Continue for approximately ¼ mile and the private driveway leading down to Lambs Acre is on the left hand side. At the end of the drive, bear right towards the property itself.











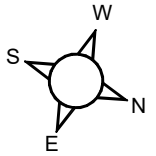

LAMBS' ACRE

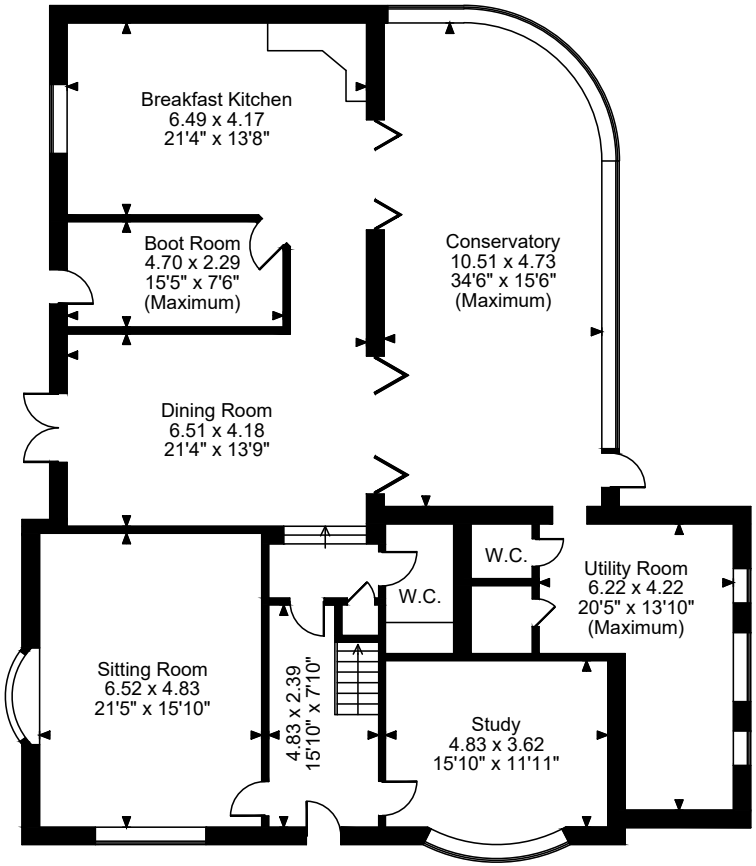




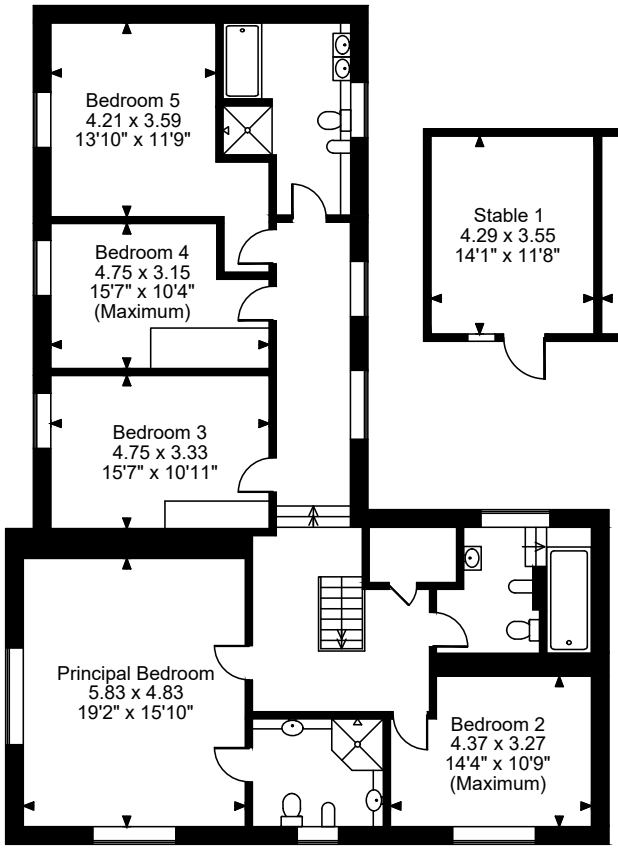


Lambs Acre, Ingmanthorpe Hall Farm, Wetherby
Approximate Gross Internal Area
Main House = 4,028 sq ft / 374 sq m
Double Garage = 364 sq ft / 34 sq m
Stables = 485 sq ft / 45 sq m
Total = 4,877 sq ft / 453 sq m

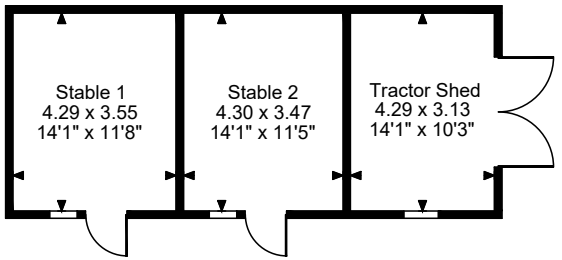


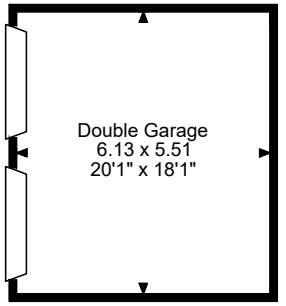


Ground Floor



First Floor







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

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