Wray Wood Farm
Leys Lane, Boston Spa, Wetherby, LS23 6ET

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Price Guide: Offers in excess of £1,300,000

A detached traditional Yorkshire stone built cottage with scope for modernisation and improvement, together with a traditional stone built barn/former granary, ideal for conversion subject to planning permission, and a range of farm buildings set in approximately 7.5 acres, with further land of up to 28 acres available by negotiation.

Situation & Description

Wray Wood Farm is located off Leys Lane on the edge of the highly desirable village of Boston Spa, privately located off a private driveway and adjacent to, and with attractive views across the River Wharfe.

The village has good local facilities with a good selection of schooling, shopping, bars and restaurants. There are more extensive recreational and shopping facilities in the market town of Wetherby and Tadcaster which are both within 3 miles. The property is highly accessible with Junction 45 of the A1 (M) within approximately 1 mile, and the cities of York and Leeds, both with mainline railway stations and are within 12 miles (approx). Leeds Bradford Airport is within 17 miles (approx.).

The property comprises Wray Wood Farm House, a traditional Yorkshire stone two storey cottage which has been partially modernised and is suitable for further modernisation to provide additional ground floor accommodation and bedrooms, a stone built former granary with a single storey extension incorporating stable and loose box accommodation, all ideal for conversion subject to necessary planning permission, a stable block incorporating 3 stables, an open fronted 4 bay cattle shed and two Dutch barns.

The property is set within approximately 7.5 acres of land with further land of up to 28 acres available by negotiation, and also has the benefit of fishing rights on the River Wharfe. The whole is shown edged red on the plan.

Accomodation

Wray Wood Farm is a traditional two storey stone built detached cottage, (approximately 2200 square feet overall), under a grey slate roof and with accommodation as follows:

Ground Floor
Entrance porch with tiled floor.

Kitchen 11'7" x 12'2" with a range of modern fitted units incorporating worktops with cupboards under, integrated electric fan cooker with hob, plumbing for washing machine and space for fridge freezer.

Inner Hall with pantry off. Access to cellar.

Lounge 12' x 18'1" with stone Inglenook fireplace with wood burning stove and stone lintel over. Bay window and door to the front elevation.

Living Room 15' x 12' with cast iron fireplace inset.

Attached but not modernised:-

Store room 1 15'9" x 23'1"

Store room 2 12'4" x 12'

First Floor
Landing

Bedroom 1 12' x 12'2"

Bedroom 2 14'10" x 9'4"

Bedroom 3 15'9" x 12'5"

House bathroom having bath with shower over, low level wc, pedestal wash hand basin and storage cupboard.

Attached but not modernised:-

Store room 15'9" x 22'1"

Outside

Patio area to the front overlooking the River Wharfe and weir, lawned gardens to the side and yard for parking at the rear.

The Farm Buildings

A range of traditional and modern buildings situated to the rear of the farmhouse as follows:-

The Granary & Adjoining Stables - 2500 sq ft (including mezzanine)

An attractive stone built two storey former granary under a grey slate roof, with brick built single storey extension to the rear housing stable and loose box accommodation. The barn which has many original features and stable block is considered suitable for conversion to residential use subject to the necessary planning permission.

The Stable

A brick built stable block under a grey slate roof incorporating 3 stables with adjacent grass paddock extending to 3 acres (approx.)

The Stock Shed

A 4 bay open fronted stock shed 58'4" x 28', with concrete walls to 6 feet to sides and rear and clad with Yorkshire boarding

4 Bay Dutch Barn - 38' x 54' with lean-to to the rear

4 Bay Dutch Barn - 38' x 50'

The Land

The land with the property extends to circa 7.5 acres, and comprises an area of grass paddock, some mature woodland and an area currently in arable production and is shown edged red on the attached plan. NOTE: It will be the responsibility of the purchaser to erect a stock proof post and 4 rail fence along the boundary marked A-B-C within 3 months of the completion of the sale. Further adjacent land of upto circa 28 acres is available by negotiation.

General Information

Services
Mains water and electricity are attached to the property. Heating to the farmhouse house is oil fired and sewerage is to a septic tank.

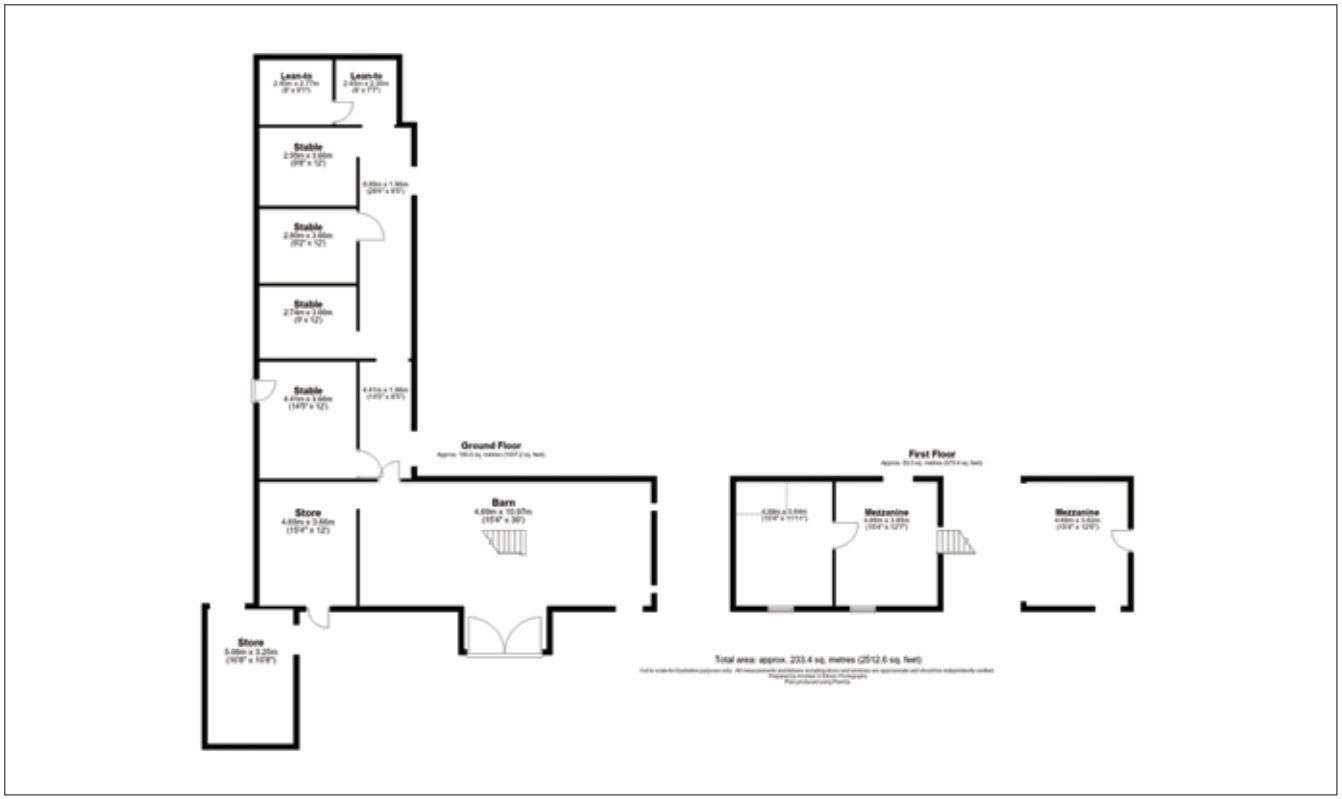
Council Tax
Band F

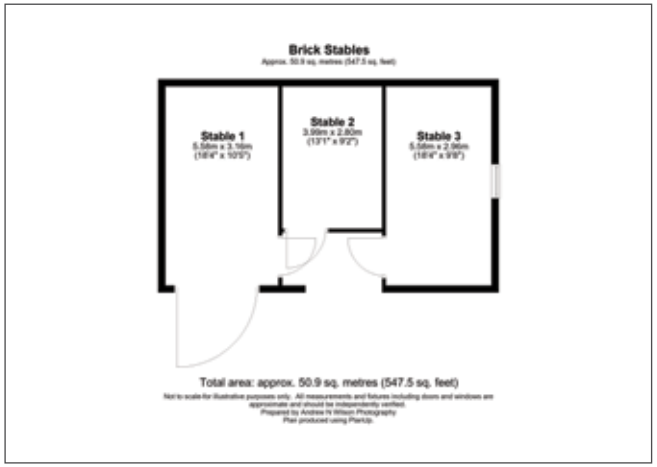
Sporting Rights
Fishing and shooting rights are in hand. The fishing is currently let on an annual basis to Bingley Fishing Club who are under notice of the sale.

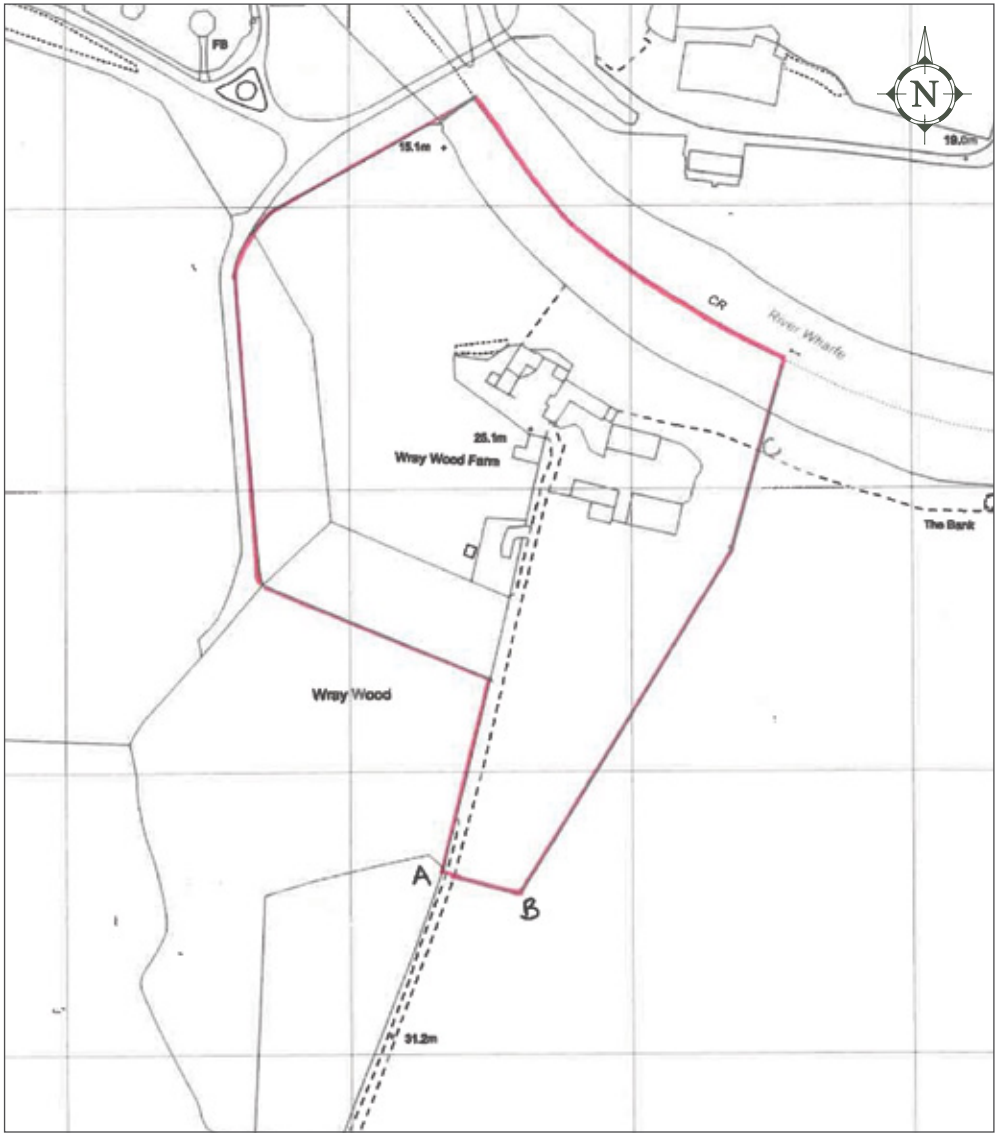
Wayleaves & Rights of Way
The property is sold subject to any wayleaves or existing rights of way. An electric supply runs from the paddock.

Method of Sale
The property is to be offered "For Sale by Informal Tender" with a Guide Price of Offers over £1,300,000 (One Million Three Hundred Thousand Pounds). The sale will be handled by Richard Waring, and bids are to be submitted by email to richard@thomlinsons.co.uk, by 12 noon on Friday 11th December. Tender forms will be available upon request nearer this date.

Viewings
All viewings will be strictly by appointment through the offices of the Selling Agents Thomlinsons, 24 High Street, Wetherby, 01937 582748.







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Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Thomlinsons and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.

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