



THE STABLES, DEIGHTON BANK
Kirk Deighton, Near Wetherby

Carter Jonas

THE STABLES, DEIGHTON BANK, BOROUGHBRIDGE ROAD, KIRK DEIGHTON, LS22 5FL

Wetherby town centre – 1½ miles

Harrogate – 9 miles

Leeds – 14 miles

York – 15 miles

A1(M) motorway – 1 mile

The Stables is one of only four stunning luxury homes on the select development of Deighton Bank which sits just outside the sought after North Yorkshire village of Kirk Deighton, some 1½ miles north of the market town of Wetherby. The sale of these beautiful properties by bespoke developers Greystone Homes Ltd offer a rare opportunity to acquire a high quality new home in a semi rural location yet one which is also readily accessible to Yorkshire principal commercial centres and the regions motorway infrastructure via the A1(M) for travel further afield. The neighbouring market town of Wetherby and nearby spa town of Harrogate both offer excellent shopping and schooling facilities together with a host of excellent café, bars and restaurants and recreational/ sporting facilities. The cities of Leeds and York are virtually equidistant, offering an extensive range of amenities and most denominations of schools including those of the Grammar School at Leeds, Gateways at Harewood and St Peters in York. Both also offer intercity rail connections to London, making Kings Cross accessible within 2½ hours. Leeds/Bradford International Airport is also within approximately 45 minutes' drive.

In course of construction, The Stables will boast a high specification including Schüller kitchen and utility room with Miele integrated appliances and Quooker hot tap. Bathrooms will all enjoy Villeroy & Boch suites and Chubb security alarms fitted as standard. In addition, the property will also benefit from smart phone CCTV. Heatmiser underfloor heating together with Mechanical Ventilation with Heat Recovery, otherwise called Heat Recovery Ventilation (MVHR), electric car charging point and external lighting.

A STUNNING FOUR BEDROOM DETACHED FAMILY HOME WITH A PERIOD STONE EXTERIOR WHICH BELIES A LOVELY CONTEMPORARY AND COMPLEMENTARY INTERIOR, SITUATED ON THIS SELECT DEVELOPMENT OF ONLY FOUR UNIQUE LUXURY DWELLINGS.



The accommodation will briefly comprise a lovely impressive through reception hall with double doors to front and rear off which is a guest cloakroom and WC, well proportioned lounge with raised library area, gas log burner and two sets of double doors opening into a private courtyard, study/sitting room, a fabulous family open plan dining kitchen with full height glazed doors overlooking the courtyard, separate utility room, side hallway leading to the principal bedroom with en suite bath/shower room, 2 additional double bedrooms and a house bath/shower room all at ground floor level. A private staircase leads up to a first floor guest bedroom with private en suite shower room perfect for a dependent relative, teenage suite or an excellent home office if preferred.

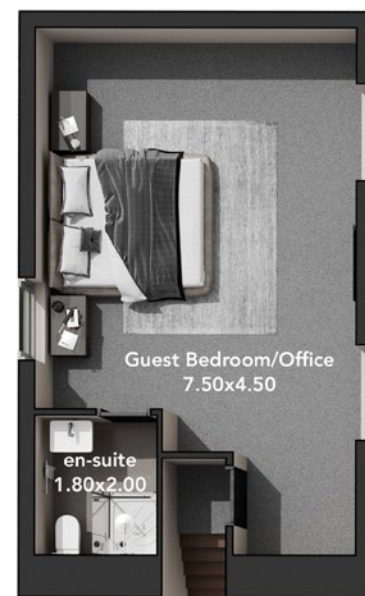
Outside, the property is approached by double electric entrance gates into a substantial private driveway and parking area which in turn gives access to a double garage with electric doors. The Stables benefits from a lovely private and enclosed courtyard garden with paved terracing for outside entertainment, a south facing lawned garden with patio and a lovely adjoining paddock bisected by a shallow beck over which is a feature timber walkway.

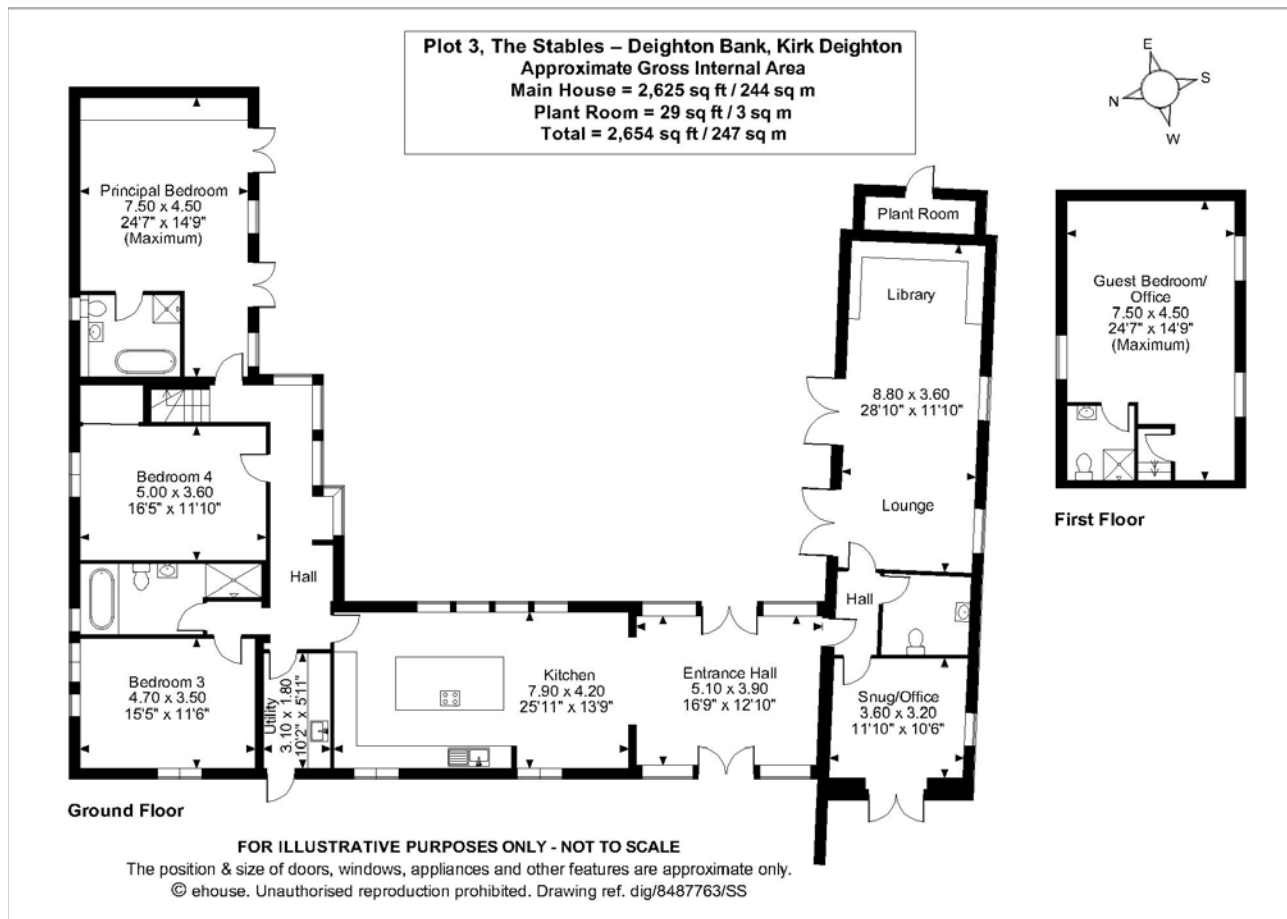
ADDITIONAL INFORMATION

Note - The CGI's shown in these sales details are for identification only and the final specification may differ. Where fitted wardrobes are shown on the floorplan these are indicative only and are not included in the price.

Viewing - Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

Directions - LS22 5FL: Travelling north out of Wetherby along the Deighton Road pass the turning to Kirk Deighton village and after approximately 500 yards take the first turning left at the mini roundabout onto the Boroughbridge Road. Deighton Bank is then approximately a quarter of a mile on the right hand side.





Harrogate 01423 523423

Harrogate@carterjonas.co.uk

Regent House, Albert St, Harrogate HG1 1JX

carterjonas.co.uk

Offices throughout the UK

A member of
OnTheMarket.com

IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.