



THE BARN, DEIGHTON BANK
Kirk Deighton, Near Wetherby

Carter Jonas

THE BARN , DEIGHTON BANK, BOROUGHBRIDGE ROAD, KIRK DEIGHTON, LS22 5FLE

Wetherby town centre – 1½ miles

Harrogate – 9 miles

Leeds – 14 miles

York – 15 miles

A1(M) motorway – 1 mile

The Barn 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). The 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.

Now nearing completion, The Barn boasts a high specification including oak internal doors, Schüller kitchen and utility room with Miele integrated appliances and Quooker hot tap. Bathrooms all enjoy Villeroy & Boch suites, Chubb security alarms are fitted as standard and 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 FIVE 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 comprises an impressive reception hall with oak staircase, feature stone slips and guest cloakroom, fabulous living space including a through lounge, family room with AGA Westbury log burner, study/home office, snug, family dining kitchen and utility room. At first floor level is a principal bedroom with en suite bath/shower room and dressing room, two additional double bedroom suites, bedrooms four and five and a house shower room.

The Barn is approached through double electric gates into a private drive and forecourt providing ample parking and in turn giving access to a double garage with electric doors. There are formal gardens to both front and rear, the latter enjoying a full length paved sun terrace facing virtually due south. Additional paddock immediately adjoins to the north.

ADDITIONAL INFORMATION

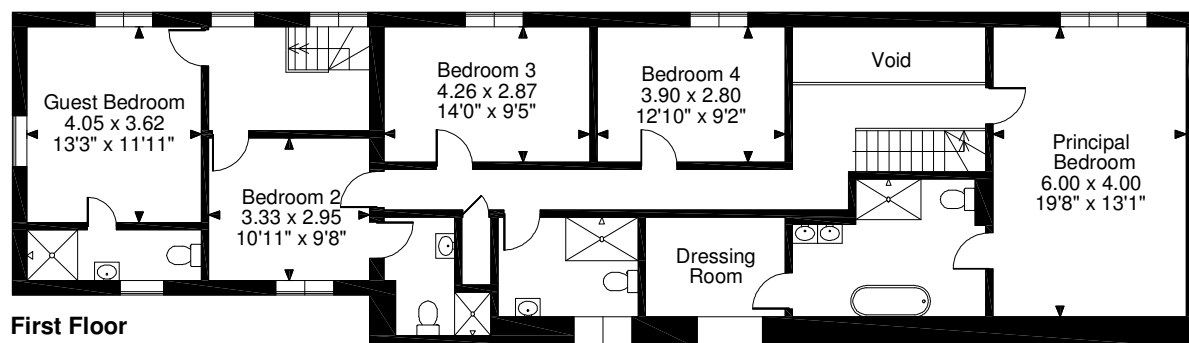
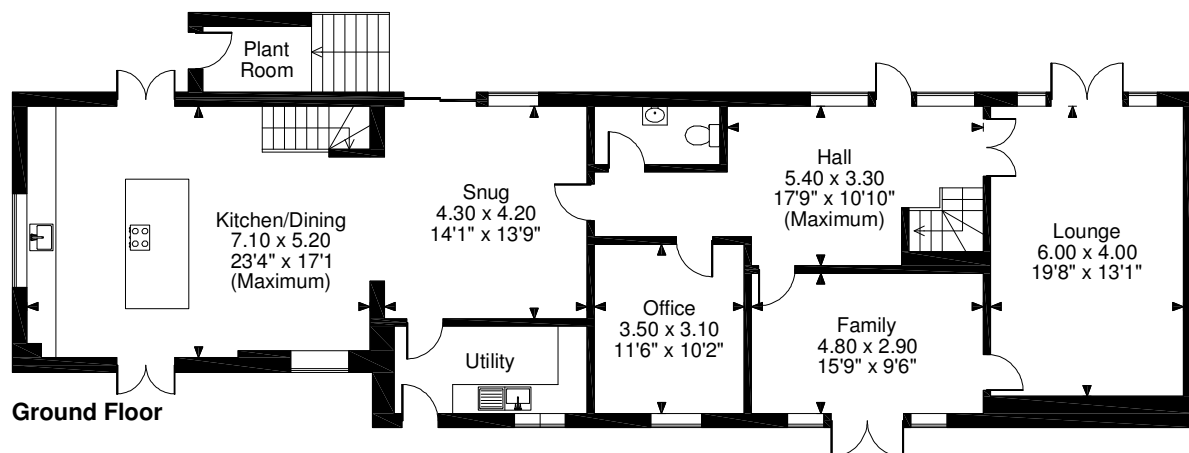
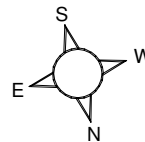
Tenure: The property is freehold and vacant possession will be given on legal completion.

Viewings: Strictly by appointment through the selling agent - Carter Jonas - 01423 523423.

Directions - LS22 5FL: Travelling north out of Wetherby along the Deighton Road pass the turning to Kirk Deighton 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.



Plot 2, The Barn – Boroughbridge Road, Wetherby
Approximate Gross Internal Area
Main House = 2,932 sq ft / 272 sq m
Plant Room = 33 sq ft / 3 sq m
Total = 2,965 sq ft / 275 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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