

KELDALE

LINTON ♦ LEEDS ♦ WEST YORKSHIRE



KELDALE, LINTON LANE, LINTON, LS22 4HH

An imposing traditional stone built detached family residence, occupying a private elevated position within stunning gardens of just over 1 acre and enjoying spectacular views across Wetherby Golf Course and the Wharfe Valley beyond.



GROUND FLOOR

Entrance porch • Impressive reception hall
Cloakroom with guest WC • Well proportioned
sitting room • Separate dining room
Family room • Home office • Refitted dining
kitchen • Utility room

FIRST FLOOR

Galleried landing • Principal bedroom • Second
double bedroom with fitted dressing room/
bedroom six • Three further bedrooms
Two house bathrooms • Separate
washroom • Study

OUTSIDE

Electric entrance gates • Sweeping tarmac
driveway • Extensive parking forecourt
Detached double garage with store room,
gardener's WC and first floor annexe / self
contained apartment with shower room
Beautifully maintained south facing private
gardens boasting a wealth of mature trees and
specimen shrubs • Greenhouse • Garden store
Stunning wisteria walkway



THE ACCOMMODATION

Keldale provides well proportioned accommodation which, together with a separate double garage and annexe, approaches almost 4,800 sqft and gives the opportunity for the latter to be combined with the principal dwelling, if preferred. There is already self contained accommodation for a dependant relative or an excellent separate home office suite, if required, above the garage.



THE LOCATION

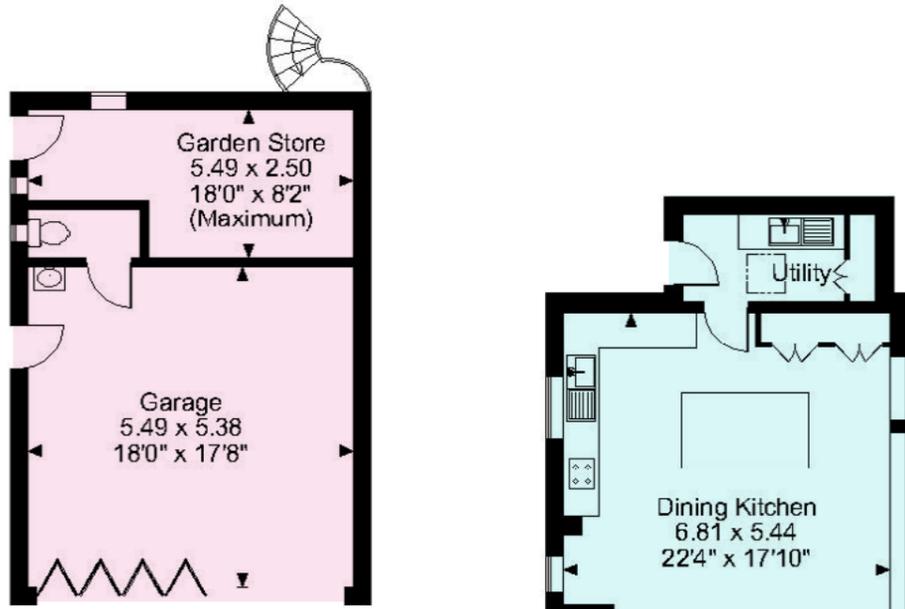
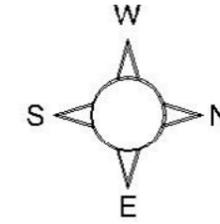


Linton is one of Wharfedale's most sought after and exclusive villages, some 3/4 of a mile from the centre of Wetherby, offering a varied range of everyday facilities. There is excellent access to Leeds, Harrogate and York with the region's motorway infrastructure within 2 miles for travel further afield. The nearby Grammar School at Leeds in Alwoodley and Gateways in Harewood are some 20 minutes' drive and mainline railway stations are available in either Leeds or York. Leeds/Bradford International Airport is approximately 14 miles away with regular domestic and international flights.

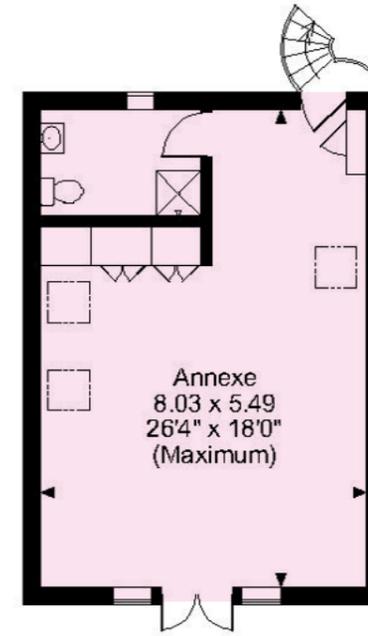


FLOOR PLANS

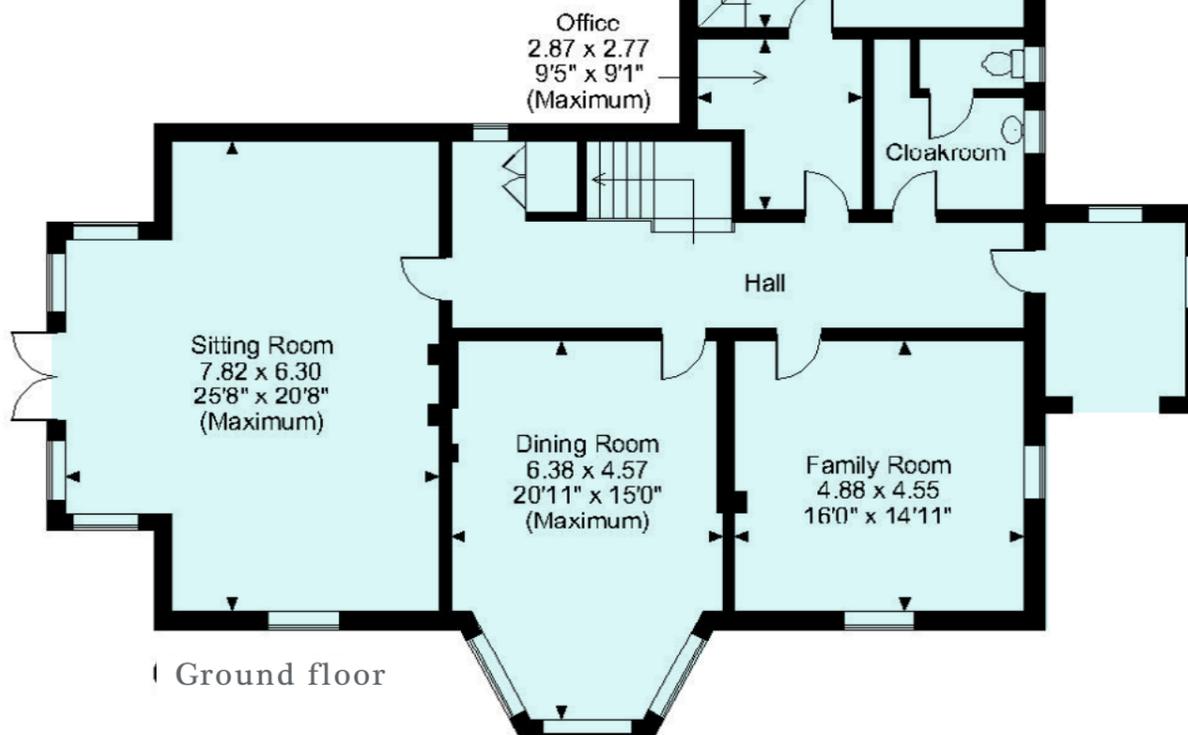
Approximate Gross Internal Area
 Main House: 3,814 sq ft / 354 sq m
 Garage/Annexe: 983 sq ft / 91 sq m
 Total: 4,797 sq ft / 445 sq m



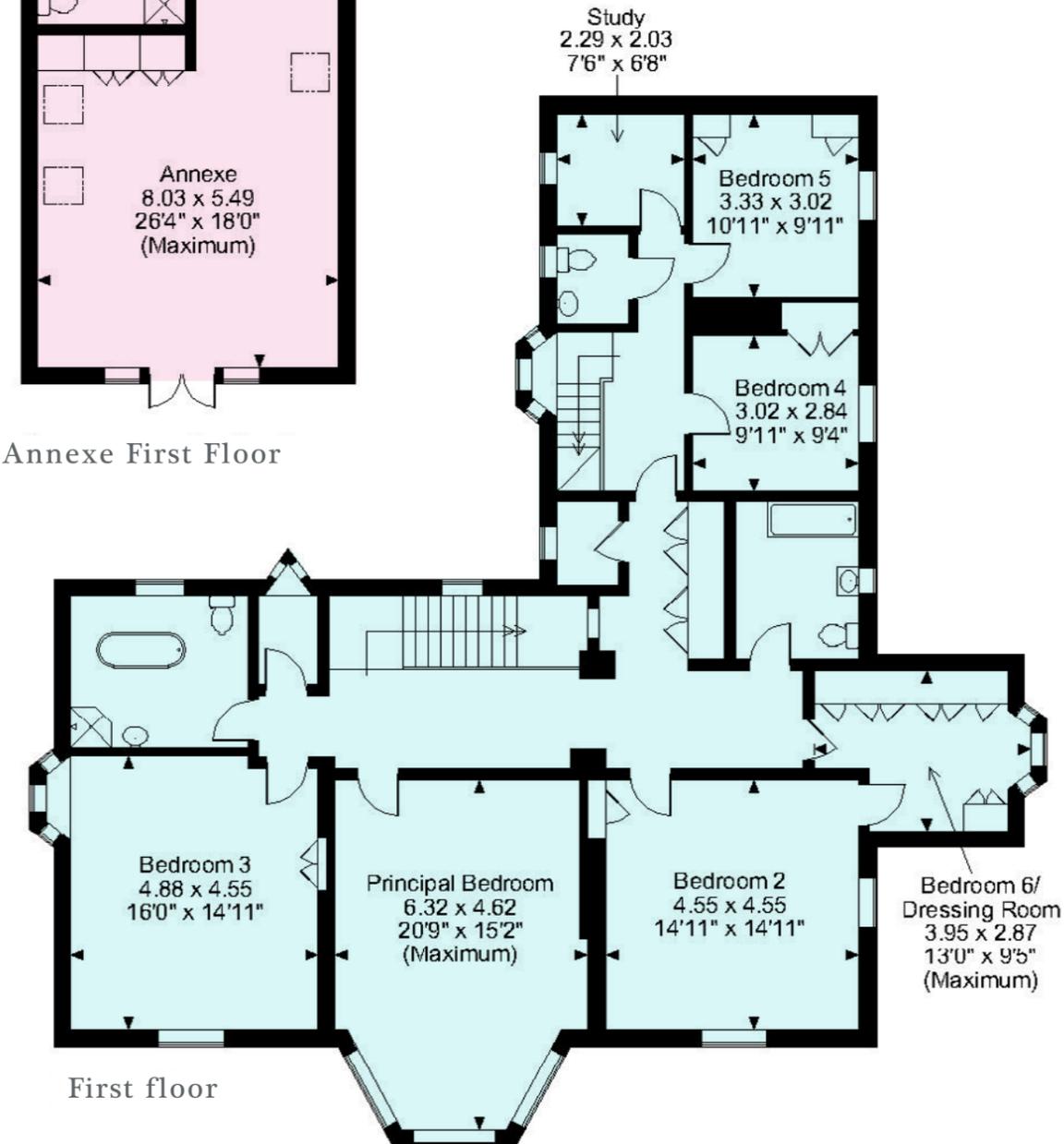
Garage Ground Floor



Annexe First Floor



Ground floor



First floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.



ADDITIONAL INFORMATION

TENURE

We are advised that the property is freehold and vacant possession will be given on legal completion.

EPC

EPC rating E

DIRECTIONS

Sat nav: LS22 4HH

VIEWING

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



DISCLAIMER

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