



**1 INGMANTHORPE HALL**  
Ingmanthorpe, Near Wetherby

**Carter Jonas**



# **1 INGMANTHORPE HALL, MONTAGU LANE, RACECOURSE APPROACH, INGMANTHORPE, NORTH YORKSHIRE, LS22 5EH**

Wetherby – 1.5 miles

Harrogate – 11 miles

York – 13 miles

Leeds – 15 miles

The property is part of the highly desirable Ingmanthorpe Hall Estate yet despite its semi rural setting is within 1½ miles of the thriving market town of Wetherby providing a host of shopping facilities, schools and sporting facilities. Wetherby is also bypassed by the A1M providing excellent motorway links to principal Yorkshire centres and Cattan railway stations within 10 minute's drive provides rail links to Leeds, Harrogate and York and Kings Cross within two hours.

This exceptional property combines many of the original period features with modern appointment and is initially approached under a stone pillared portico and a most impressive communal reception hallway with video security entry system. A private entrance vestibule leads through into a light and well proportioned open plan living/dining kitchen with high ceiling, deep original cornicing, marble and cast iron fire place with living flame gas fire and feature deep walk in bay/dining area. The fitted kitchen has cream wall and base units and integrated appliances comprising split level cooker and hood, dishwasher, fridge and freezer. There is also a spacious walk in pantry. The large double bedroom has two windows enjoying views over the open countryside, a walk in dressing room and full length mezzanine level storage area. The bathroom is part tiled with three piece white suite, rain shower over the bath and heated towel rail.

**A SPACIOUS ONE BEDROOM GROUND FLOOR APARTMENT FORMING PART OF A STUNNING GRADE II LISTED REGENCY MANSION IN A SEMI RURAL LOCATION YET WITHIN 1½ MILES OF THE MARKET TOWN OF WETHERBY.**





Outside, electric gates open into a shared courtyard where there are two private allocated parking spaces and pedestrian access to a private side garden with patio area.

## ADDITIONAL INFORMATION

Gas fired central heating and use of communal grounds.

**Tenure:** Leasehold held on a 999 year lease with a peppercorn rent. The current service charge is £4,000 per annum. There is a transferable share in the freehold of the estate including the hall, woods and grounds.

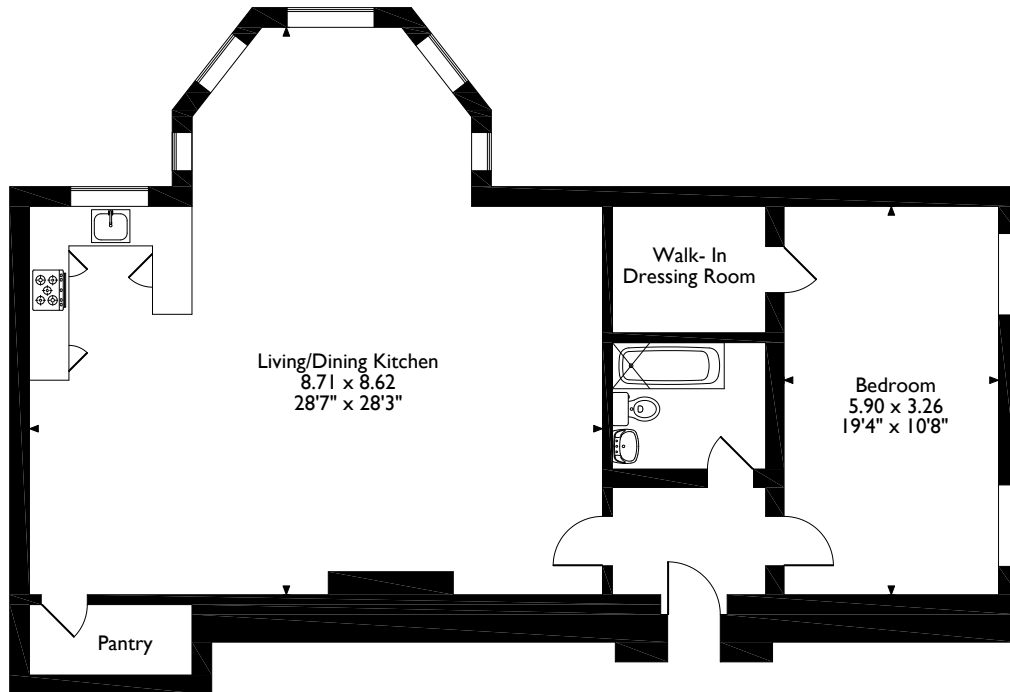
**Viewings:** Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

**Directions - LS22 5EH:** Leaving Wetherby town centre on the B1224 alongside the Wetherby Racecourse, at the roundabout turn left and after approximately ¼ of a mile turn right into the grounds of Ingmanthorpe Hall. Continue down the private driveway and across in front of the Hall itself where there is ample guest parking. Facing the hall, Apartment 1 is on the right hand corner.

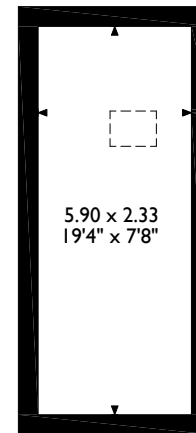
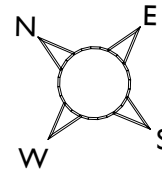


# Ingmanthorpe Hall, Ingmanthorpe

Approximate Gross Internal Area  
1227 Sq Ft / 114 Sq M

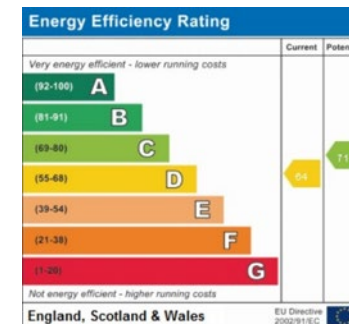


**Ground Floor Flat**



**Mezzanine**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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