



Stammergate House

Stammergate Lane, , Linton LS22 4JB

£799,500 | Freehold

maxwell hodgson

estate agents

This superb four bedroom stone fronted detached property is situated on a private lane in the highly desirable village of Linton. The contemporary family living accommodation offers spacious entrance hall, high quality Jeremy Wood kitchen diner, sitting room with high ceilings and double doors leading into the family room. In addition there is also a utility room and study. To the first floor there is a large master bedroom with ensuite shower room, three further good sized bedrooms and modern house bathroom. Benefits from double glazing and gas central heating throughout. Externally the property has privately enclosed and attractive landscaped gardens with a detached gym/garden room. Double garage and parking . EPC Grade D.

Entrance Hall

13'3" x 9'9" (4.04 x 2.97)
Double doors half glazed with windows to both sides. Three wall light points. Radiator.

Inner Hallway

Two leaded stained windows to rear. Inset downlights. Radiator. Stairs to first floor.

Cloakroom/ WC

Two piece suite comprising low flush WC, wash hand basin with Victorian style taps. Opaque window to rear. Radiator. Extractor.

Sitting Room

22'5" x 16'7" (6.83 x 5.05)
With high ceilings and feature Morso cast iron wood burner with raised granite hearth. Exposed beam, Two wall lights points. Window to side and rear. Glazed door leading onto garden. Radiator. Double doors into:

Family Room

17'9" x 13'2" (5.41 x 4.01)
With high ceilings, two windows to front. Two radiators. Three wall light points.

Study

7'9" x 6'6" (2.36 x 1.98)
Window to rear and door to side providing access to garden. Radiator.

Kitchen Dining Room

20'0" x 13'2" (6.10 x 4.01)
Fitted with a high quality Jeremy Wood designed

kitchen with American oak base and drawer units. Granite worksurfaces and upstands. Island unit with cupboards, matching worksurface and breakfast bar. Space for American fridge freezer and range cooker (available by separate negotiation) Stainless steel splashback and Smeg extractor hood over. Integrated dishwasher. Limestone floor with under floor heating. Exposed brick wall. Radiator, inset downlights. Window to front and double French doors leading onto decked patio.

Utility Room

8'9" x 6'6" (2.67 x 1.98)
Fitted with wall and base units with complementing worksurfaces. Inset stainless steel sink and drainer unit with chrome mixer tap. Plumbing for washing machine and space for drier. Wall mounted Worcester boiler. Tiled floor. Radiator. Window to rear.

Landing

Two stained glazed windows to rear. Steps down to further landing with another stained glazed window and a radiator.

Master Bedroom

18'4" x 17'0" (5.59 x 5.18)
Spacious room with two double fitted wardrobes and two windows to front. Two radiators.

Ensuite

Fitted with three piece suite comprising; vanity unit wash hand basin with two drawers below, large walk in shower, low flush WC. Part tiled walls, tiled floor with underfloor heating. Obscure glazed window to side. Ladder style heated towel rail. Extractor fan.

Bedroom Two

13'3" x 9'9" (4.04 x 2.97)
Double fitted wardrobe, window to front. Radiator.

Bedroom Three

13'3" x 9'9" (4.04 x 2.97)
Double fitted wardrobe, window to front. Radiator.

Bedroom Four

11'3" x 9'9" (3.43 x 2.97)
Double fitted wardrobe, window to front. Radiator.

Bathroom

Fitted with three piece suite comprising; vanity unit



wash hand basin with two drawers below, low flush WC, tile enclosed bath with direct shower over. Tiled floor with underfloor heating, part tiled walls. Obscure glazed window to side, ladder style heated towel rail. Extractor fan.

Double Garage

18'9" x 17'2" (5.72 x 5.23)

Electric roller door to front. Window to side. Power and light.

Gym/ Garden Room

16'11" x 11'8" (5.16 x 3.56)

Could be used for multiple purposes with power and light. Double french doors to front and opaque window to rear. Timber floor.

Exterior

Block paved driveway providing ample hard standing space and leading to double garage. Tiered landscaped garden with water feature and decked patio great for entertaining. Further stone patio area to side with lawn and path leading along the rear of the property with raised shrub beds.

Council Tax

We understand the property has been placed in council tax band G.

Services

All mains services are understood to be connected to this property.

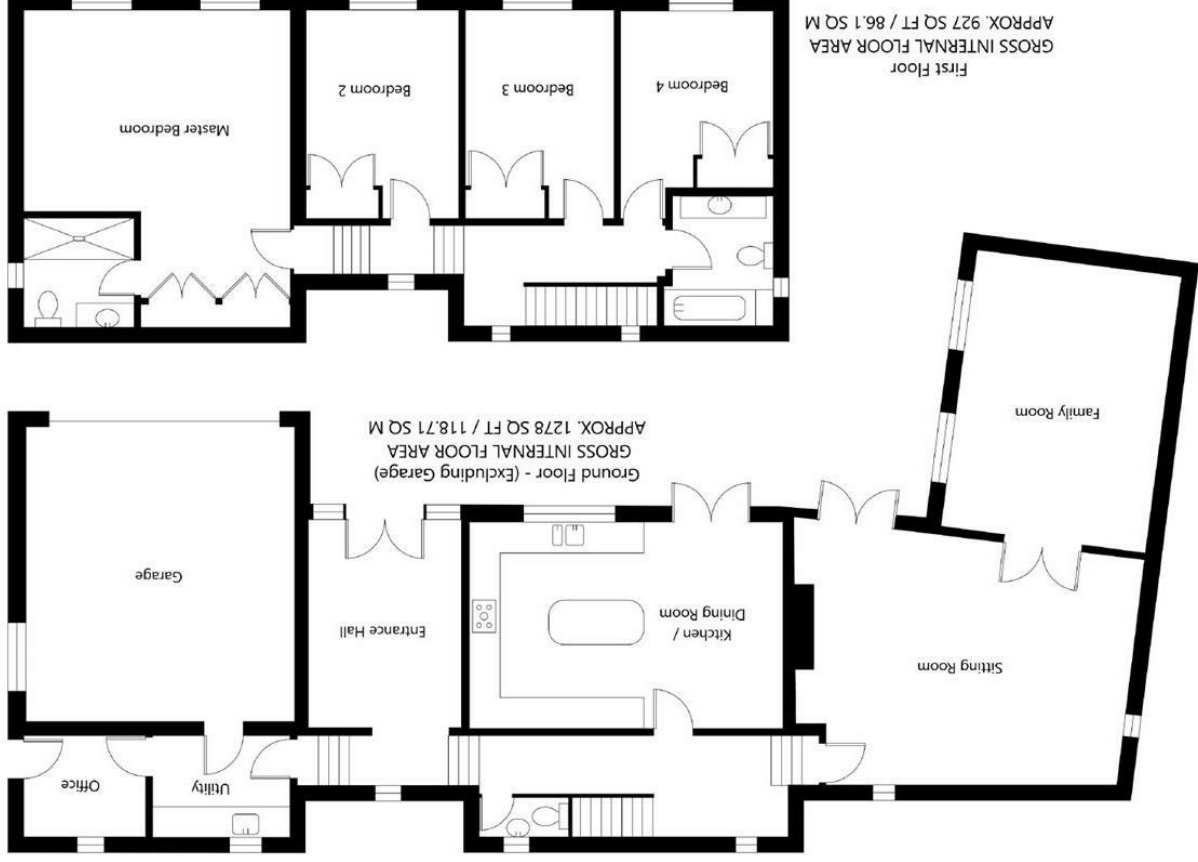




Directions

Leaving Wetherby on the A661 in the direction of Spofforth, turn left onto Linton Road at the bottom of Spofforth Hill. Proceed along the road and turn left into Linton Lane, follow the road through the village. When you pass "The Windmill Pub" take your next left down Stammergate Lane and the property can be found on your left side easily identified by our

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2401 SQ FT / 223.09 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Gym / Garden Room
GROSS INTERNAL FLOOR AREA
APPROX. 197 SQ FT / 18.28 SQ M

