



Beechwood House

27 Thorp Arch Park, , Thorp Arch LS23 7AP

Guide Price £745,000 | Freehold

maxwell hodgson

estate agents

Situation

The property boasts an outstanding position, is approached through electronically operated gates and is set amidst private landscaped gardens with an impressive frontage. Thorp Arch Park is an exclusive group of substantial stone detached homes, in an established and particularly quiet setting, enviably positioned close to open countryside. Thorp Arch itself is a most attractive and prestigious village, situated only a short walk from Boston Spa, which supports many first class amenities catering for most daily needs. The larger market town of Wetherby is only a short drive away and an excellent road network enables easy commuting to the commercial centres of Leeds and York, and for access onto the nation's motorway network.

Offered for sale with double glazed windows, gas central heating and an alarm security system, the property comprises:

Ground Floor

Entrance Hall

Panelled front door with feature windows to either side and fanlight above, Travertine flooring, cornice, low voltage ceiling lighting, radiator, entry intercom phone, staircase to first floor.

Cloakroom/WC

Fitted with a contemporary Vernon Tutbury white suite comprising wall mounted wash hand basin and low level WC, low voltage ceiling lighting, Travertine Italian marble floor and wall tiling to ceiling height, chrome ladder style radiator and extractor fan.

Sitting Room

25'4" x 13'0" (7.72 x 3.96)

Approached via double glazed doors from the entrance hall with window to front and glazed panel feature to rear. Limestone fireplace and granite hearth with wood burning stove. Cornice, low voltage ceiling lighting with dimmer system, wired for 5:1 home entertainment system, telephone point and two radiators.

Dining Room

13'0" x 13'2" (3.96 x 4.01)

Window to front, radiator, cornice, TV point and three wall light points.

Garden Room

22'9" x 7'9" widening to 16'7" (6.93 x 2.36 widening to 5.05)

An L shaped room to the rear of the sitting room incorporating a separate fully fitted study area. Windows

overlooking private rear garden and double doors leading to stone patio, two electric remote control Velux windows, Travertine flooring, low voltage ceiling lighting with dimmer controls, lamp sockets controlled by a single dimmer control, TV and telephone points, wired for 5:1 home entertainment system and two radiators. Leading to:

Study Area

8'10" max x 8'9" (2.69 max x 2.67)

Open to the Garden Room, bespoke fitted desk/filing/storage area Travertine flooring, telephone/computer point, cornice, wall lights and radiator.

Living Kitchen

20'9" max x 18'0" max (6.32 max x 5.49 max)

The kitchen by Jeremy Wood, comprises a superbly fitted range of hand-painted units incorporating base cupboards, drawers, wall units and central island unit, black granite work surfaces, integrated wine rack, vegetable basket drawer and circular stainless steel double sink bowls. Included in the sale are the integrated appliances including the Smeg range style oven with 6 burners, American style stainless steel fridge/freezer and Neff dishwasher.

The dining/living area has floor length windows to rear and side double doors to the rear garden. Oak effect Amtico flooring throughout, two radiators, low voltage ceiling lighting, TV and telephone points.

Utility

9'0" x 5'0" (2.74 x 1.52)

Base units, stainless steel sink and drainer, tiled splash-backs. Plumbing for washing machine, central heating boiler, Amtico oak effect flooring, window to side, access to garage.

First Floor

Landing

Galleried with low voltage ceiling lighting, radiator, cornice.

Master Bedroom

17'2" x 13'0" (5.23 x 3.96)

Front window, two radiators, wall light points, TV and telephone points, low voltage ceiling lighting and two double wardrobes.

Master Ensuite

13'0" x 7'9" (3.96 x 2.36)

Two rear windows. Contemporary white suite incorporating chrome fittings, comprising: wash hand basin, low level WC and large Matki walk-in shower. Fully tiled with neutral Italian wall and floor tiles, low voltage ceiling lights, shaver point, radiator and chrome ladder style towel rail.





Guest Bedroom

16'5" x 13'9" (5.00 x 4.19)

Two front windows, radiator, cornice, two double wardrobes and drawers, wall light points, TV and telephone points, walk-in wardrobe with access to part-boarded roof space with retractable ladder and light.

Guest Ensuite Bathroom

Rear window, white suite comprising corner bath, low flush WC and wall hung wash hand basin. Feature mirror wall, part-tiled walls and tiled floor. Low voltage lighting and chrome ladder radiator.

Bedroom 3

13'0" x 11'9" (3.96 x 3.58)

Front window, radiator, cornice, wardrobes and drawers.

Bedroom 4

12'6" x 9'8" (3.81 x 2.95)

Window to rear, radiator, coving.

Family Shower Room

9'2" x 8'0" (2.79 x 2.44)

Rear Window. Superbly fitted with contemporary white suite, comprising: walk-in Jacuzzi power shower with side jets, wall hung wash hand basin, wall mounted WC with concealed cistern, illuminated mirror, graphite grey coloured marble tiled floor and walls, low voltage ceiling lighting and chrome radiator.

Integral Double Garage

Remote controlled electric door, personal door leading to utility. Power, light and water connections.

Gardens

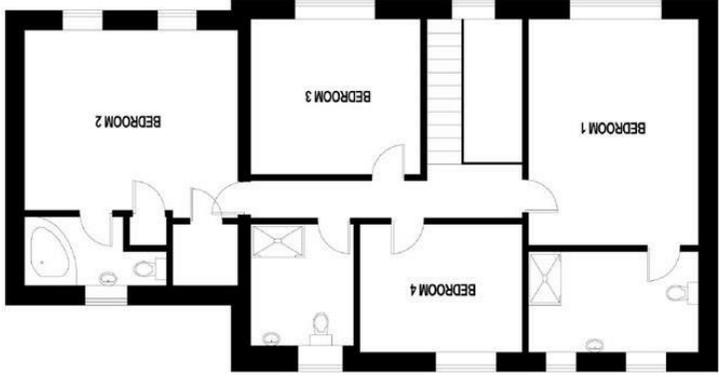
Electric remote controlled iron gates open onto a sweeping block paved drive leading to a double garage and providing additional parking and turning space. The front garden incorporates large lawns, central rockery and mature trees. High evergreen hedging and stone walling to the perimeter boundaries provides superb seclusion. Security lighting and additional garden spotlighting.

Paved side garden area with perimeter stone walling, approached via iron gate and housing garden shed, leads to the rear of the house where there is a fully enclosed and private hard landscaped garden, providing an ideal space for entertaining. Stone paved areas, raised timber desk area and further sunken patio area. Outside lighting.





Directions



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA - 2492 SQ FT / 232 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
 Copyright © exposurepropertymarketing.com

