



Spring House

Wood Hall, Trip Lane, Linton LS22 4HZ

Guide Price £825,000 | Freehold

maxwell hodgson

estate agents

A rare opportunity to purchase a spacious 3,500 sq ft home in this exclusive hamlet, set within open countryside with fantastic walks on your doorstep.

Entrance Vestibule

Window to side, Lapidica slate floor.

Entrance Hall

Exposed ceiling beams, underfloor heating, radiator.

Pantry

Plumbing for dryer, shelving, door to front garden.

Kitchen

18'5" x18'3" max (5.61 x5.56 max)
Bespoke painted kitchen by Jeremy Wood, with luxury handmade wall and base units, large central island, granite worktops, gas-fired Aga, integrated microwave and dishwasher , space for American fridge/freezer, window seat, plate rack, fitted seating area with storage, Lapidica slate floor with underfloor heating, exposed arched stonework, two arches to dining room, window to front , door to front.

Utility Room

With belfast sink, plumbing for washing machine built in cupboard, Chaffoteaux et Maury wall mounted boiler.

Dining Room

15'8" x 10'8" (4.78 x 3.25)
3 wall light points, radiator, window to rear, Lapidica slate floor, door leading to stone steps up to drawing room.

Drawing Room

25'0" x15'7" (7.62 x4.75)
An impressive room with exposed stonework, full height stone chimney fireplace with wood burning stove, exposed beams, spotlights, 2 radiators, three sets of doors to attractive rear terraced garden, steps back down to hall, staircase to first floor with galleried landing area, television point.

Hall

Lapidica slate floor, cloaks cupboard, exposed beams, ceiling spots.

Guest wc

Low flush wc, wash hand basin, extractor fan , Lapidica slate floor.

Snug

13'4" x 13'1" (4.06 x 3.99)
With original mangers into wall, living flame gas fire, 3 wall light points, 2 windows to the side, exposed beams, TV point, radiator.

Secondary Hall

Lapidica slate floor, staircase to first floor, window to side, radiator.

Study

12'9" x 12'5" (3.89 x 3.78)
Bay window, laminate floor, radiator.

Sitting Room

18'9" x17'3" (5.72 x5.26)
Contemporary glass fronted Gazco fire inset into wall, door to front garden, bay window, 2 windows to side, TV point, inset spots.

First floor landing

Exposed beams, exposed stonework to walls, two windows, 4 radiators.

Bedroom 1

18'8" x18'3" (5.69 x5.56)
A characterful room with exposed stonework to the walls, exposed beams and roof trusses, windows to front, radiator, stone arch with steps to luxury en-suite bathroom.

Ensuite bathroom

Contemporary luxury suite with freestanding bath with shower attachment, concealed cistern wc with tiled back, fully tiled walk-in shower area, pedestal wash hand basin with tiled splashback, radiator, tiled floor, ceiling spots, window to rear.

Family shower

Fitted by Spa Bathrooms, shower enclosure, low flush wc, pedestal wash hand basin, ladder radiator, extractor fan, inset spots, fully tiled walls and floor.

Bedroom 2

19'2" x16'8" max (5.84 x5.08 max)
TV point, storage cupboard, 4 windows, 2 radiators, exposed beams.

Bedroom 3

13'4" x13'4" (4.06 x4.06)
Laminate flooring, 2 windows, 2 radiators, exposed beams and roof trusses.



Ensuite shower

Shower cubicle, low flush wc, pedestal wash hand basin, shaver point, laminate floor, ladder radiator, window, inset spots ,extractor fan.

Bedroom 4

12'9" x 9'8" (3.89 x 2.95)

Built-in cupboard, exposed floorboards, window, radiator.

Outside

Front Garden

Paved patio and seating area. Shaped lawned garden with borders and picket fence. Further lawned area across access path.

Rear Garden

Gravelled drive to side, gated parking area and double garage. Paved patio terrace ideal for entertaining, steps up to further paved terrace, with steps to enclosed lawned garden, perimeter hedging and rockery.

Garage.

19'3"x 17'4" (5.87x 5.28)

Power, light.

Services

We understand that all mains services are connected to the property, other than drainage which is to a private system.

Council Tax Band

We understand the property is placed in council tax band G.

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 taking the right hand turning into Trip Lane. Proceed up the hill and follow the lane which leads to Wood Hall Hotel. On approaching the main entrance to the hotel, bear right and follow the road to the rear. Spring House is the first property in front of you.





Directions



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3466 SQ FT / 322 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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