





WILLOWCROFT THE RIDGE

WETHERBY, LS22 4HJ

£2,595,000

FREEHOLD

An exceptional five-bedroom residence, enviably positioned within the highly sought-after and desirable location of The Ridge. Beautifully transformed through an extensive renovation and substantial extension by the current owners, the property has been doubled in its original size, showcasing outstanding craftsmanship, premium materials and an exceptional attention to detail throughout. A secure gated entrance opens onto an impressive private driveway, providing extensive parking for multiple vehicles and creating an attractive sense of arrival.

MONROE

SELLERS OF THE FINEST HOMES

WILLOWCROFT THE RIDGE

• Exceptional Five-Bedroom Residence • Outstanding Architectural Features • Beautiful Grounds Extending to Just Under an Acre • Magnificent Kitchen and Dining Space • Beautiful Orangery • Luxurious Principal Suite • Four Further Generous Bedrooms • Exceptional Reception Accommodation • Dedicated Lifestyle Facilities • Premium Interior Specification Throughout





The exterior immediately sets the tone, featuring exquisite handcrafted Ashlar stonework, complemented by beautiful stone mullions and traditional timber sash windows. These architectural features combine to create a distinguished appearance, while the interior seamlessly blends character. Polished oak flooring, Farrow & Ball paintwork and carefully selected finishes run throughout, creating a cohesive and sophisticated aesthetic.

Upon entering, a welcoming entrance hall provides access to the dining hall, which forms a central connection between the principal living spaces and additional ground floor accommodation. The dining hall leads through to an elegant living room, where a Stovax wood-burning stove creates an inviting focal point, providing a wonderfully comfortable setting in which to relax. The generous proportions and characterful detailing make this a particularly appealing reception space.

The ground floor continues to impress including a dedicated study and separate office, offering flexibility for home working or quieter pursuits. A charming sitting nook provides a further area in which to retreat, plus conveniently positioned ground floor bathroom complemented by a separate utility room which provides valuable additional space for laundry facilities and household organisation.

The magnificent kitchen, breakfast and dining space, beautifully appointed and designed to serve as the heart of everyday living. Featuring elegant quartz worktops, a striking triple AGA, integrated appliances and underfloor heating, the kitchen combines exceptional functionality with an attractive, considered design. Having a direct connection to the garden, allowing the interior to flow effortlessly into the outdoor surroundings.

Leading from the kitchen is a superb orangery, providing an additional reception and entertaining space. With its glass lantern roof flooding the room with natural light and a dual-aspect feature vapor fireplace creating an attractive focal point. Further enhancing the ground floor is a dedicated gym. That opens directly onto a tranquil Zen garden with a koi pond, creating a peaceful connection with the outside environment.

The south facing grounds are a particularly outstanding feature of this exceptional home, extending to just under an acre and providing a wonderful sense of privacy. The grounds feature beautifully manicured sweeping lawns, alongside an attractive sun patio providing the perfect setting for outdoor dining and entertaining. An evening gazebo offers a charming spot to relax and enjoy the surroundings. Just off the patio is a hot tub tucked away under a wooden gazebo.

Ascending to the first floor, the property continues with five beautifully proportioned bedrooms. The principal suite is particularly striking, comprising a generous bedroom with French doors overlooking the garden. The suite is further complemented by a dedicated dressing room, providing extensive space for clothing and personal belongings, alongside a luxurious en-suite bathroom.

The en-suite has been finished to an exceptional standard, featuring an elegant roll-top bath, generous walk-in shower, double vanity unit and a separate WC with wash hand basin.

In addition to the principal bedroom, there are four further well-proportioned bedrooms, two of which benefit from their own private en-suite bathrooms. The remaining two bedrooms are served by an additional bathroom, providing excellent facilities for family members and guests.

Accessed via a separate staircase, a substantial cinema room completes the first-floor accommodation, creating a dedicated space for relaxation and entertainment and adding another distinctive dimension to this exceptional home. This versatile space also offers the potential to serve as a sixth bedroom.

This is a truly distinguished home where every detail has been carefully considered. The balance of elegant interiors, beautifully appointed living spaces and extensive private gardens creates a residence of rare quality, offering a wonderful setting for both everyday living and entertaining.

REASONS TO BUY

• Exceptional Five-Bedroom Residence – Beautifully renovated and substantially extended to approximately twice its original size.
• Outstanding Architectural Features – Handcrafted Ashlar stonework, stone mullions and traditional timber sash windows.
• Beautiful Grounds Extending to Just Under an Acre – Featuring sweeping lawns, a sun patio, evening gazebo and thoughtfully designed Zen garden.
• Magnificent Kitchen and Dining Space – Featuring quartz worktops, a triple AGA, integrated appliances and underfloor heating.
• Beautiful Orangery – With an impressive glass lantern roof, dual-aspect vapor fireplace and direct garden connection.
• Luxurious Principal Suite – Complete with a dedicated dressing room, French doors overlooking the garden and an exquisite en-suite bathroom.
• Four Further Generous Bedrooms – Including two additional en-suite bedroom.
• Exceptional Reception Accommodation – Including an elegant living room with Stovax wood-burning stove, separate sitting nook and cinema room.
• Dedicated Lifestyle Facilities – Private gym opening onto a tranquil Zen garden, alongside separate study and office spaces.
• Premium Interior Specification Throughout – Polished oak flooring, Farrow & Ball paintwork and carefully selected finishes.

Environs.

Willowcroft enjoys a peaceful position on The Ridge in the sought-after village of Linton, close to Wetherby, surrounded by attractive countryside and established residential properties. The Ridge is a private residential road, providing a quiet and secluded setting while remaining conveniently placed for access to Wetherby and the surrounding West Yorkshire area. The nearby market town of Wetherby provides a wide range of everyday amenities, including shops, supermarkets, restaurants, schools and leisure facilities, while the surrounding countryside offers numerous opportunities for walking and outdoor pursuits. The location also provides convenient road links towards Leeds, York and Harrogate, making it well placed for both local amenities and commuting.

Services.

We are advised that the property has mains gas, mains water, mains drainage.

Local Authority.
Leeds City Council.

Tenure

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

Viewing Arrangements.

Strictly through the selling agent Monroe Estate Agents

Viewings by appointment only.

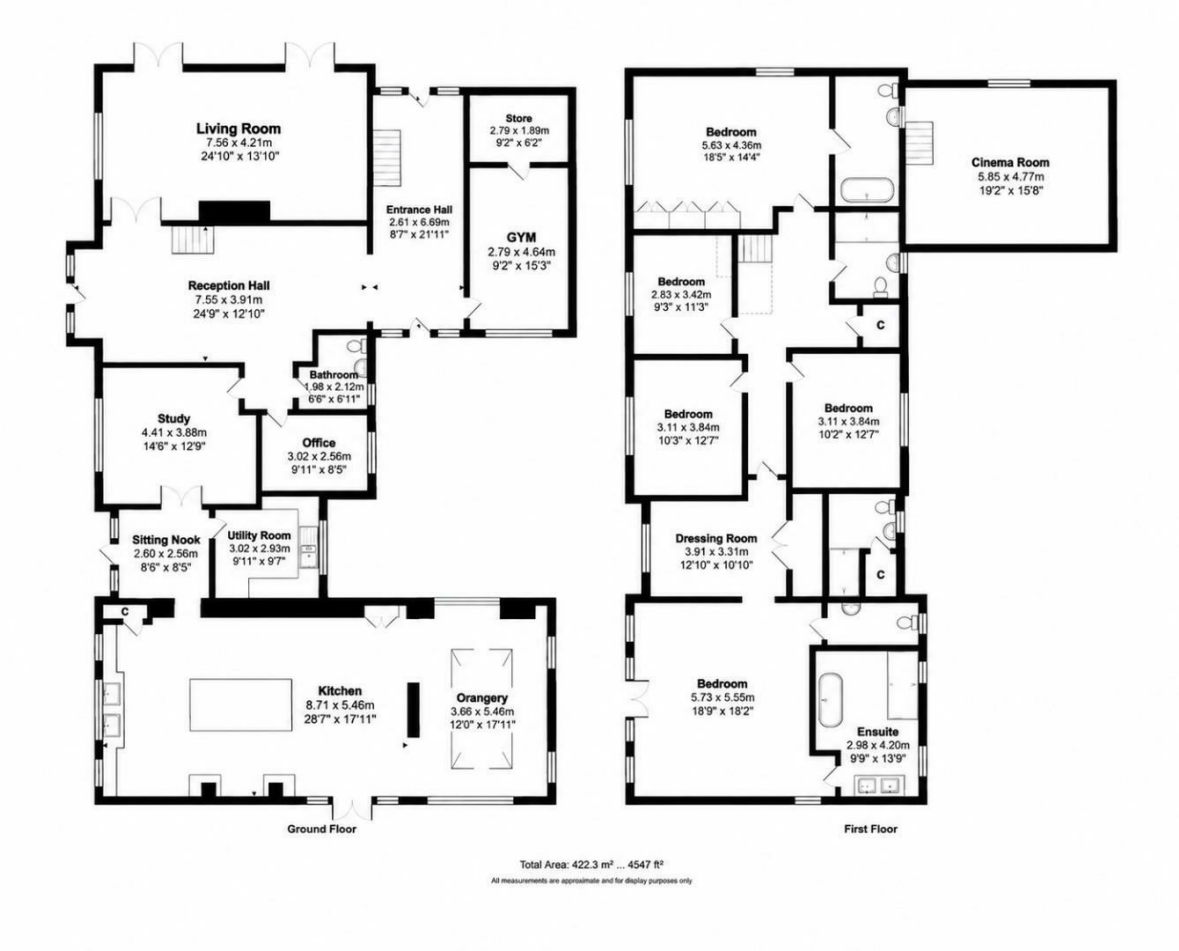
Please note some images may contain CGI.

WILLOWCROFT THE RIDGE

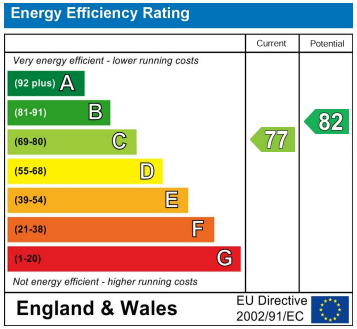












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Boston Spa Sales
186, High Street Boston Spa
Wetherby
LS23 6BT

01937 534755
bostonspa@monroeestateagents.com
www.monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES