



Renton  
& Parr

*Premium*

CROPPERGATE | COLLEGE FARM LANE | LINTON | WETHERBY |  
WEST YORKSHIRE | LS22 4HR

# CROPPERGATE, COLLEGE FARM LANE, LINTON, WETHERBY, WEST YORKSHIRE, LS22 4HL

Wetherby 2 miles, Harrogate 9 miles, Leeds 11 miles, York 20 miles, A1 2 miles (all distances approx.)

**A substantial five-bedroom, three-bathroom, stone built detached house set in large private garden grounds of approximately 0.75 of an acre in the heart of one of the most sought after villages in the county.**

Croppergate is an impressive individual family house being offered on the open market for the first time in over 42 years. Commanding a private and exclusive position at the top of a short private drive off Northgate Lane.

Extended and much improved by the present owners to provide spacious well maintained and tastefully decorated accommodation extending to approximately 3500 sq ft including garage.

The front of the property features a stone flagged courtyard providing parking for several vehicles. The ground floor accommodation includes an entrance hall leading to an impressive reception hall with parquet flooring which also extends through into the family room. The well-proportioned lounge at the rear overlooks the garden and also gives access to a home office. The hub of the house is the 33 ft breakfast kitchen with dining area featuring a Jeremy Wood fitted kitchen with island bar and gas fired AGA. Bi-folding doors off the dining area leads out onto the sun terrace ideal for 'al-fresco' dining. There is also a separate utility room with access to double garage.

On the first floor, there are five double bedrooms, three of which enjoy en-suite bathrooms.

To the outside, the main garden area is to the rear of the property being laid mainly to lawn with established hedging providing exceptional privacy and allows great potential for the house to be further extended (subject to planning), without compromise.

Gas fired central heating is installed and replacement windows were installed approximately 4/5 years ago.

Linton remains one of the most sought-after villages in the Wetherby district noted for its high quality and individual properties, village hall and tennis courts and a 450 year old inn packed full of old English character.

Linton is conveniently placed for daily access to Leeds, Harrogate and York with excellent shops and schools in the neighbouring market town of Wetherby. The area offers a wide variety of sporting and recreational facilities including Wetherby golf club which is under a mile away. There is a good selection of schools nearby including Leeds Grammar school in Alwoodley and Gateways school in Harewood. Main line railway stations are available in either Leeds or York and provide direct services to London's Kings Cross. Leeds Bradford international airport is within approximately 14 miles.





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## LINTON

The Village of Linton on Wharfe must rank as one of the most attractive villages in West Yorkshire appealing to the discriminating purchaser requiring beauty of position combined with convenience and accessibility. Some 11 miles from Leeds and conveniently placed for York, Harrogate, Bradford and other West Yorkshire centres. Road access throughout the county is good, conveniently placed for the Leeds/Bradford Airport and 2 miles from the A1 High Road.

### DIRECTIONS

Travelling from Wetherby town centre along Westgate towards Spofforth Hill. At the mini roundabout take the first left turning into Linton Road. Left into Linton Lane passing the village hall on the left hand side, turn right down Northgate Lane. College Farm Lane is a few hundred yards on the left hand side, just passed the village green and the property is situated at the top of the drive on the left hand side.

### THE PROPERTY

Croppergate is an impressive and well proportioned detached house providing excellent family accommodation with the benefit of recently replaced double glazed windows, together with gas fired central heating, the accommodation in further detail giving approximate room sizes comprises :-

### ENTRANCE HALL

With panelled and glazed entrance door, double glazed side window, staircase to first floor, radiator.

### RECEPTION HALL

23' 1" x 12' 5" (7.04m x 3.78m)  
Having original parquet flooring, attractive decorative fireplace with electric fire, ceiling cornice, radiator, double glazed window to front, understairs storage cupboard.

### CLOAKROOM

Part tiled walls with white suite comprising half pedestal wash basin, low flush w.c., double glazed window, radiator, parquet flooring.

### LOUNGE

17' 4" x 17' 4" (5.28m x 5.28m)  
Attractive fireplace with "living flame" gas fire, ceiling cornice, recessed ceiling lighting, two radiators, double glazed windows to two sides overlooking rear garden, double doors leading to :-

### HOME OFFICE

11' 11" x 7' 4" (3.63m x 2.24m)  
Double glazed windows to two sides including French doors to side patio, recessed ceiling lighting, radiator.

### FAMILY ROOM

17' x 12' 3" (5.18m x 3.73m)  
Double glazed windows to three sides including French doors to rear patio and garden, "living flame" gas fire, two radiators, ceiling cornice, parquet flooring.

### SUPERB OPEN PLAN DINING KITCHEN

33' 2" x 14' 7" (10.11m x 4.44m) Widening to 16' 8" (5.08m)  
With double glazed bi-fold doors opening up onto rear patio area, ceiling cornice, recessed ceiling lighting, radiator to dining area.

Kitchen area comprises well fitted "cottage-style" wall and base units including cupboards and drawers, matching peninsular breakfast bar with cupboards and drawers under, wine cooler, gas fired AGA, tiled recess, integrated dishwasher, granite worktops with tiled surrounds, twin underset Franke sink with mixer tap, beech flooring, double glazed window and stable type entrance door to front courtyard.

### UTILITY ROOM

14' 6" x 7' 4" (4.42m x 2.24m)  
Well-fitted with range of wall and base units including cupboards and drawers, worktops, wooden drainer above a Belfast sink with mixer taps, beech flooring, radiator, ceiling cornice, double glazed window, side stable type door, loft access. Plumbed for automatic washing machine. Access to garage.

## FIRST FLOOR

### LANDING

With built in airing cupboard, shelving and radiator. Double glazed window, radiator.

### BEDROOM ONE

16' 10" x 14' 6" (5.13m x 4.42m)  
Including fitted wardrobes, two double glazed windows overlooking garden to rear, two radiators, LED ceiling lighting.

### EN-SUITE BATHROOM

14' 6" x 7' 3" (4.42m x 2.21m)  
Having four piece white suite comprising enclosed bath with mixer taps and mirrored surround, vanity wash basin in granite worktop, splashbacks, medicine cabinet above, cupboards below, shower

cubicle, low flush w.c., tiled floor, loft access, LED ceiling lighting, two double glazed windows, radiator. Laundry shoot.

### BEDROOM TWO

17' 2" x 12' 5" (5.23m x 3.78m) plus door recess  
Including fitted wardrobes and matching dressing table with cupboards and drawers under, two double glazed windows overlooking garden to rear, two radiators, LED ceiling lighting, loft access.

### JACK & JILL HOUSE BATHROOM

11' 9" x 9' 11" (3.58m x 3.02m)  
With connecting door to bedroom two and further door to landing. Well fitted with five piece white suite including sunken bath, half pedestal wash basin with mixer taps, bidet, walk-in shower, low flush w.c, part tiled walls with matching floor, chrome heated towel rail, fitted linen cupboard, recess lighting and Velux window.

### BEDROOM THREE

17' x 12' 5" (5.18m x 3.78m)  
Double glazed windows to three sides, fitted wardrobes, two radiators, recess ceiling lighting.

### BEDROOM FOUR

14' 9" x 11' 3" (4.5m x 3.43m)  
Double glazed window to front and side elevation with views across the village, recess ceiling lighting, loft access, radiator.

### EN-SUITE SHOWER ROOM

10' x 5' 6" (3.05m x 1.68m)  
Having three piece white suite comprising walk-in shower cubicle, vanity wash basin with cupboards under, low flush w.c.,



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vanity and storage cupboards, chrome heated towel rail, tiled floor, part tiled walls, double glazed window, extractor fan.

### BEDROOM FIVE

12' 5" x 8' 8" (3.78m x 2.64m) fitted wardrobe, two double glazed windows to front, radiator, recess ceiling lighting, loft access.

### TO THE OUTSIDE

### ATTACHED GARAGE

18' 3" x 17' 7" (5.56m x 5.36m) With electric up and over door, light and power, fitted cupboards, loft access, cupboard housing gas fired central heating boiler and hot water storage tank.

### GARDENS

Yorkshire stone flagged driveway and courtyard to front with parking for several vehicles.

The gardens are a feature of this outstanding property being well screened by established beech and laurel hedging with a variety of bushes and shrubs to borders, mature trees and extensive lawns with green house, garden shed and patio area, ideal for outdoor entertaining.

The property stands in a total site area of approximately 3/4 of an acre.

A gardeners toilet with high flush w.c., and wash basin, outdoor lighting, power and water tap.

### COUNCIL TAX

Band H (from internet enquiry).

### GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services, fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings etc photographed are included in the sale.

### VIEWING

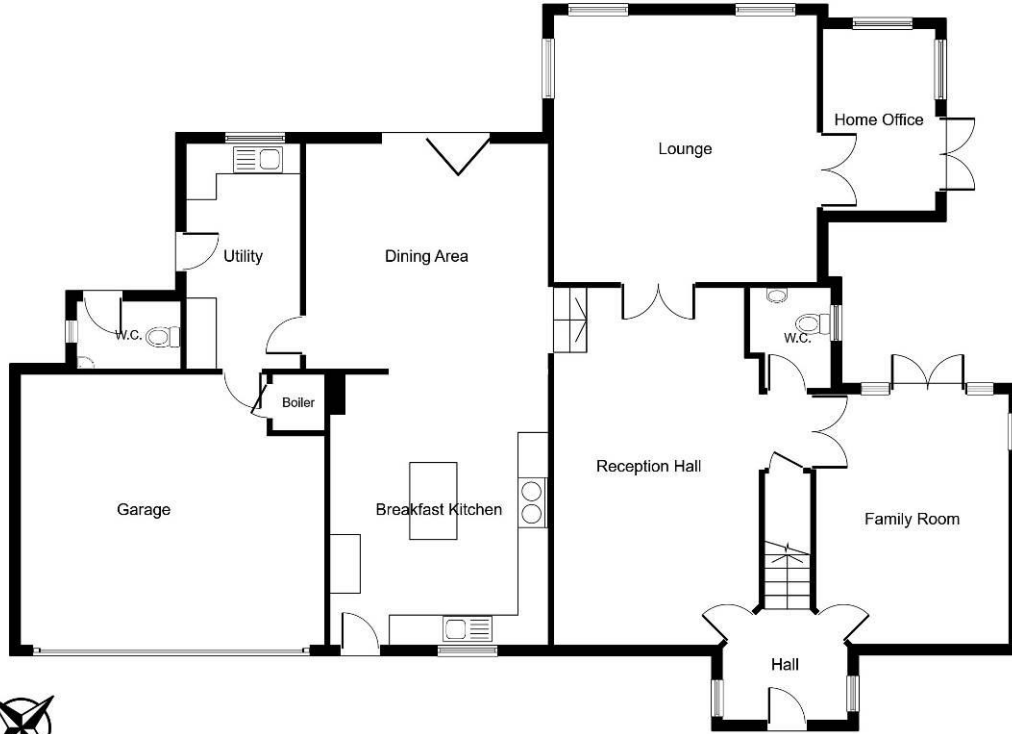
By appointment with the Chartered Surveyors, Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared May 2023

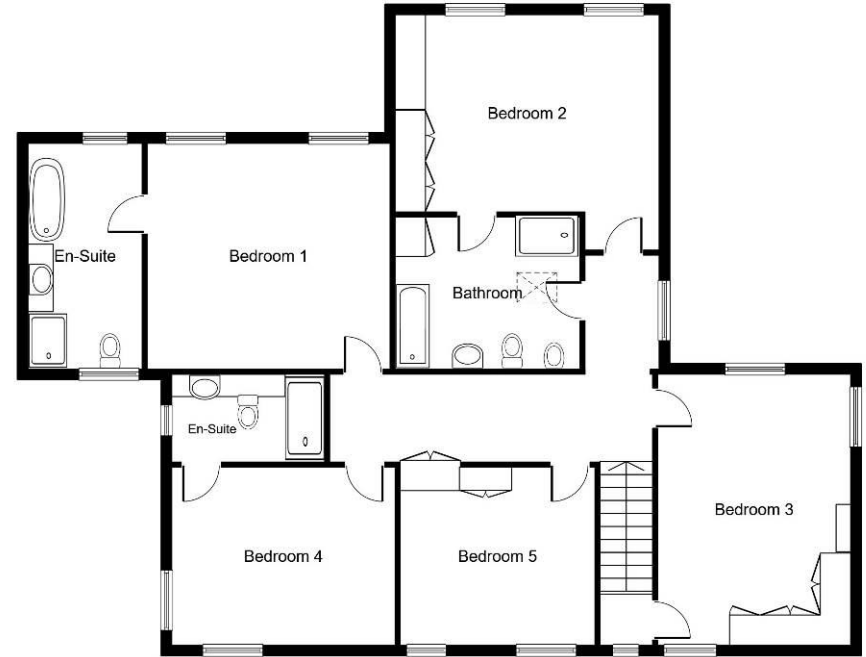


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Total floor area 325.3 sq.m. (3,502 sq.ft.) Approx



Ground Floor



First Floor



NOT TO SCALE For layout guidance only



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