

### ROOF TOP TERRACE

Accessed from the lounge to a Mediterranean style roof terrace with patio seating area providing an idyllic spot for outdoor entertaining and relaxation but enjoying beautiful elevated aspect over adjoining woodland, westerly facing to take in the sunset. Water tap. Timber staircase leading to:-



### UPPER ROOF TOP SUN TERRACE

With tiled patio flooring providing further seating area, a "hidden-gem" with attractive elevated open aspect. An idyllic spot for relaxation. Electric socket.



### COUNCIL TAX

Band E (from internet enquiry).

### SERVICE CHARGE

There is currently a £65 pcm service charge for the upkeep of the communal areas etc paid to the Grimston Park Residents Association.



### 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, furniture 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 February 2024



## Grimston Park ~ 8 Grimston Park Mews, Grimston, Tadcaster, LS24 9DB

A deceptively spacious three-bedroom period terrace property forming part of this beautiful Grade II listed converted mansion dating back to 1840 set amidst picturesque countryside with open views, conveniently placed just on the outskirts of Tadcaster. Viewing is essential to appreciate this stunning character property with two rooftop terraces offering elevated views across the courtyard and neighbouring woodland.

- Deceptively spacious and flexible living accommodation
- Breakfast kitchen and large living dining room
- Guest bedroom and en-suite bathroom to ground floor
- Generous sized living room to first floor with unique rooftop access
- Two roof top terrace areas with outdoor seating
- Single garage, allocated parking and visitor parking available
- Internal inspection strongly advised

**£429,950** PRICE REGION FOR THE FREEHOLD



### MISREPRESENTATION ACT

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## GRIMSTON PARK

Grimston Park Mansion was converted circa 1840 to a design by Decimus Burton for the second Lord Howden and his wife, the Russian Princess Bagration. It is situated in a beautiful parkland setting approached by an imposing tree lined drive from which the property derives full benefit.

Grimston Mansion and ancillary buildings were converted into separate individually styled units in the early 1980's with number 8 enjoying an attractive courtyard setting.

### DIRECTIONS

From the A64 Leeds/York trunk road turn onto the A162 signposted to Sherburn in Elmet. After approximately 1 ¼ miles turn left into Grimston Park through attractive wrought iron gates. Continue along the drive through the park for just over half a mile before turning right through the imposing gates to the main house. The drive branches to the left. Follow this road round to the visitor parking in front of the garages and into the courtyard.



### THE PROPERTY

Forming part of this impressive conversion set amidst secluded and extremely quiet private grounds. 8 Grimston Park Mews enjoys spacious and flexible living accommodation along with two private rooftop seating areas offering a unique elevated aspect over the stone courtyard and Grimston Park development.

The accommodation benefits from calor gas fired central heating, mains electric and water and septic tank. In further detail giving approximate room dimensions comprises :-

### ENTRANCE HALLWAY

With turned staircase to first floor, double radiator, central light fittings, useful understorage cupboard, tiled flooring, steps leading to :-

### BREAKFAST KITCHEN

4.87m x 4.35m (15'11" x 14'3") max

An 'L' shaped fitted kitchen comprising range of wall and base units, cupboards and drawers with shaped work surfaces, tiled splashbacks, integrated appliances which include electric oven with Bosch four ring induction hob and extractor hood above, undercounter Smeg dishwasher and undercounter Smeg automatic washer dryer, space for American style fridge freezer, under pelmet media unit and retractable ironing board, generous high ceiling, sliding sash window overlooking front courtyard, generous high ceilings with two central light fittings, Italian Travertine tiled flooring with underfloor heating, open arch leading to :-



### DINING/LIVING ROOM

6.29m x 3.6m (20'7" x 11'9") max

A generous sized living space with sliding sash window overlooking rear courtyard, attractive lantern window, generous size head room, two single radiators to side, further electric heater, pendant light fitting over the dining table and five cafe style wall light fittings.



### STUDY/BEDROOM THREE

5.66m x 2.91m (18'6" x 9'6") max

An 'L' shaped room currently used as study space but versatile and could easily be a third bedroom with attractive high ceilings and lantern style ceiling light, loft access hatch, two single radiators and two cafe style wall lights.

### GUEST BEDROOM TWO

4.9m x 2.6m (16'0" x 8'6") Widening to 4.34m (14'2")

A bright and airy double bedroom with sliding sash window overlooking front courtyard, attractive high ceilings, double radiator and central light fitting.

### EN-SUITE BATHROOM

3.18m x 1.41m (10'5" x 4'7")

Fitted with a three piece suite comprising low flush w.c., pedestal wash basin, shaped corner bath with shower fitting above, part tiled walls with tiled floor, single radiator, large mirror, central light fitting and extractor fan.

### FIRST FLOOR

#### LANDING

With sliding sash window at the turn of the stairs, further sliding sash window to front, airing cupboard housing wall mounted Worcester LPG gas fired central heating boiler, half staircase and single radiator.

#### LOUNGE

5.77m x 4.17m (18'11" x 13'8")

A bright and airy living space with beautiful high ceilings and two attractive sliding sash windows with timber shutters to the inside. Feature fireplace with tiled hearth and brick surround with timber mantle piece with cast iron grate inset. Fitted bookshelf, ceiling lighting and decorative ceiling cornice.



### HOUSE BATHROOM

2.64m x 2.45m (8'7" x 8'0")

Fitted with a white three piece suite comprising low flush w.c., vanity wash basin with storage cupboards and work surface, shaped panelled Jacuzzi bath with shower and screen above, tiled walls with tiled floor equipped with underfloor heating system, airing cupboard with insulated hot water tank, sliding sash window, mirror fronted swivel cabinet, ceiling light fittings and extractor fan.



### BEDROOM ONE

4.78m x 4.14m (15'8" x 13'6") max overall

A generous sized double bedroom with attractive high ceilings, two sliding sash windows, two double radiators, two pendant light fittings.



### TO THE OUTSIDE

Limestone woodstore, water tap, gravelled driveway shared with neighbouring properties lead round the side of the development providing access to :-

### SINGLE GARAGE

With timber fronted double door and additional personnel door to the rear, light and power laid on. Parking space in front of the garage and additional visitor parking opposite side of the forecourt.

