



## Linton ~ Mulsanne House, College Farm Lane, LS22 4HR

An individual four-bedroom detached house providing excellent family accommodation occupying a peaceful and secluded position at the head of a private road from the top of College Farm Lane, overlooking adjoining greenbelt countryside.

- Three reception rooms and conservatory
- Fitted kitchen with integrated appliances
- Four double bedrooms, two with en-suites and house bathroom
- Large double garage with electric up and over door
- Situated within the sought after village of Linton

**£1,095,000** PRICE REGION FOR THE FREEHOLD



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## LINTON

The Village of Linton 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

Proceeding from Wetherby along Linton Lane. In the centre of the village, turn right down Northgate Lane. After a few hundred yards turn left up College Farm Lane and follow the road to the very end where Mulsanne House is situated.



## THE PROPERTY

Mulsanne House occupies a peaceful and secluded position at the head of a private road leading from the top of College Farm Lane, built circa 1986. The property offers light and spacious accommodation, set within a generous sized plot, private and enclosed by established hedging with open views across adjoining farmland on one boundary.

Benefiting from gas fired central heating and double glazed windows, the accommodation further comprises :-

## GROUND FLOOR

### ENTRANCE PORCH

3.66m x 1.42m (12'0" x 4'8")

With multi-paned double doors, tiled floor, radiator, ceiling cornice, inner door to :-

### RECEPTION HALL

Radiator, ceiling cornice, staircase to first floor.



### CLOAKROOM

2.57m x 1.3m (8'5" x 4'3")

Coloured suite comprising low flush w.c., pedestal wash basin with tiled splashback, double glazed window, radiator, tiled floor.

### SNUG

3.66m x 2.54m (12'0" x 8'4")

Radiator, ceiling cornice, double glazed window and French door to :-



### CONSERVATORY

3.53m x 2.79m (11'7" x 9'2")

Hardwood framed and double glazed windows, tiled floor, ceiling fan and light, radiator.



### INNER HALL

Radiator in cabinet, multi-paned bevelled edge double doors and stairs leading down to :-

### LOUNGE

6.73m x 5.54m (22'1" x 18'2") narrowing to 4.27m (14'0")



Double glazed windows to three sides including French door to side patio and garden, three radiators, attractive fireplace with pine surround and 'Jetmaster' open fire, marble inset and hearth, fitted corner display unit and further matching wall unit.



### SPLIT LEVEL KITCHEN & DINING ROOM

#### DINING ROOM

5.31m x 3m (17'5" x 9'10") widening to 3.99m 13'1"  
With feature pine three quarter height wall panelling, double glazed aspect window overlooking garden, radiator in cabinet, ceiling cornice, two steps up to :-



#### KITCHEN AREA

4.39m x 3.12m (14'5" x 10'3")

Comprehensively fitted with range of antique white wall and base units including cupboards and drawers, Mistral work tops by Karonia with matching up-stands, one and a half bowl inset stainless steel sink unit with mixer tap, breakfast bar, integrated appliances including five ring Zanussi gas hob with extractor hood above, Neff double oven, plumbed for automatic dishwasher, recess ceiling lighting, ceiling cornice, double glazed windows to two sides.



### UTILITY ROOM

3m x 2.69m (9'10" x 8'10")

With range of matching wall and base units including cupboards and drawers, wood effect work top, stainless steel sink unit with mixer tap, space for tumble dryer and washing machine, recess ceiling lighting, radiator, stable side door. Door to understairs cupboard. Storage area. Concealed gas fired central heating boiler.

### FIRST FLOOR

#### LANDING

Split level landing, loft access, ceiling cornice.

#### BEDROOM ONE

6.71m x 5.54m (22'0" x 18'2") overall

Including en-suite with double glazed window to two sides enjoying views over the village and adjoining farmland, fitted wardrobes with matching cupboards and drawers as well as sliding wardrobes.



#### EN-SUITE SHOWER ROOM

2.9m x 2.31m (9'6" x 7'7")

A three piece white suite comprising walk-in shower, vanity wash basin, low flush w.c., radiator, fitted mirror unit, double glazed window, tiled floor, half tiled walls, chrome heated towel rail.



### BEDROOM TWO

4.95m x 4.42m (16'3" x 14'6")

Double glazed windows to two sides, radiator, ceiling cornice, built in eaves storage cupboard.



### BEDROOM THREE

3.66m x 3.07m (12'0" x 10'1")

Double glazed window, radiator, ceiling cornice.



### BEDROOM FOUR

3.66m x 2.54m (12'0" x 8'4")

Double glazed window with views over farmland, radiator, ceiling cornice.



### EN-SUITE SHOWER ROOM

Tiled walls and floor with white suite comprising shower cubicle, low flush w.c., wash basin, chrome heated towel rail.

### FAMILY BATHROOM

3.05m x 2.67m (10'0" x 8'9")



A four piece white suite comprising panelled bath with tiled surrounds, pedestal wash basin with tiled splashback, low flush w.c., shower cubicle, tiled floor, airing cupboard with insulated tank, chrome heated towel rail.

### TO THE OUTSIDE

A tarmac driveway leads to a block paved courtyard providing parking and turning space, in turn giving access to :-

### DETACHED DOUBLE GARAGE 7.09m x 5.49m (23'3" x 18'0")

Having electric up and over door, light, power and water laid on. Window to rear, personnel side door.

### GARDENS

Attractive lawned gardens to three sides with established hedging, bushes and shrubs. The rear boundary adjoining farmland, patio area. Indian stone paths and sheltered patio area just off the kitchen, providing ideal 'al-fresco' dining. Outside water tap.



### SERVICES

We understand mains water, electricity, gas and drainage are connected. We understand there is a pump system installed for the main sewage.

### COUNCIL TAX

Band G (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, 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

## MORTGAGES

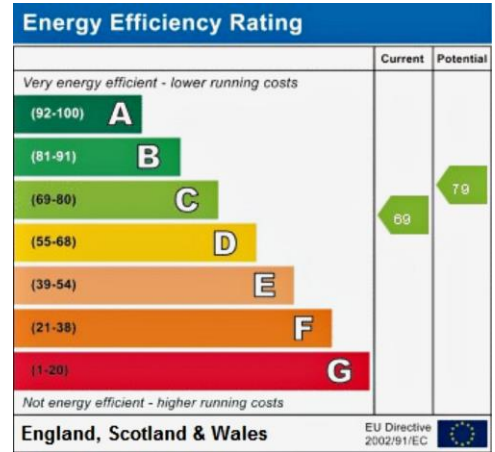
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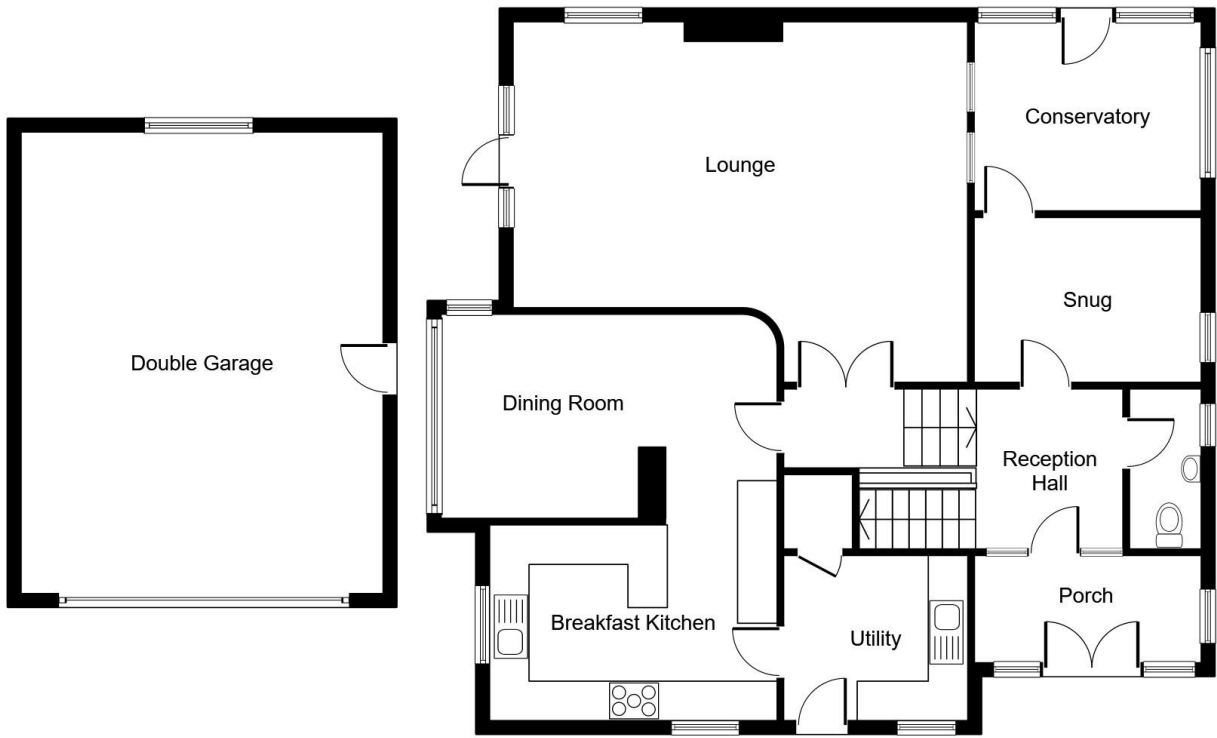
All mortgages are subject to status and valuation. Any lender will require a charge on the property.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Written quotations are available on request.

Details prepared June 2024





**Ground Floor**



**First Floor**

NOT TO SCALE For layout guidance only



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