



West Barn, 4 Farm Close, Walton, Wetherby, LS23 7ED

A beautifully crafted four bedroom barn conversion (2047 sqft) offering exceptional space, high specification finishes and contemporary family living in the heart of the historic village of Walton.

28 Market Place, Wetherby, West
Yorkshire, LS22 6NE
Tel: 01937 586177



West Barn, 4 Farm Close, Walton, Wetherby, West Yorkshire, LS23 7ED

Guide Price: £800,000

- Stunning Barn Conversion
- Four family bedrooms
- Three stylish bath/shower rooms
- Solar Panels
- Deceptively Spacious
- Electric Car Charging Point
- Private Development
- South Facing Garden



General remarks

A beautifully built and skilfully executed barn conversion which forms part of a highly exclusive restoration of former farm buildings in the heart of the historic village of Walton.

Behind its characterful exterior lies remarkably spacious and versatile family accommodation, finished to a high specification throughout and thoughtfully designed to combine the charm of the original structure with the very best of modern living.

Arranged over two floors, the property offers generous and well-planned living space ideally suited to family life and entertaining. Features include gas central heating, sealed unit double glazed timber-framed windows, solar panels and an electric car charging point.

At the heart of the home is a stunning David Charles design breakfast kitchen, complemented by a range of reception spaces including a sitting room, study, family room with an imitation gas fired log burner, and a light-filled garden room - This ground floor room also lends itself to use as a dependant relative suite or guest accommodation.



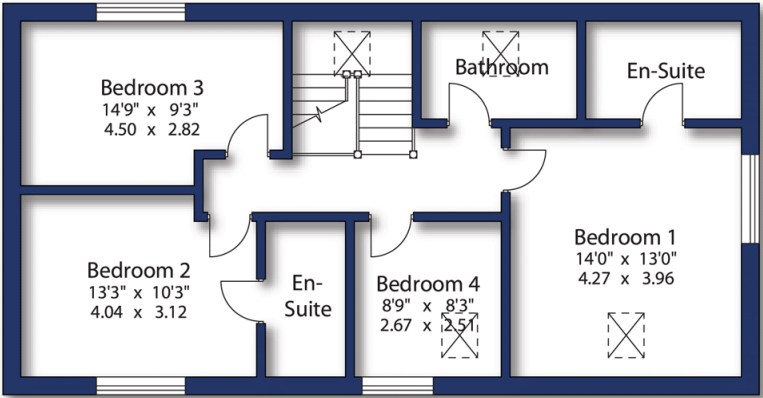
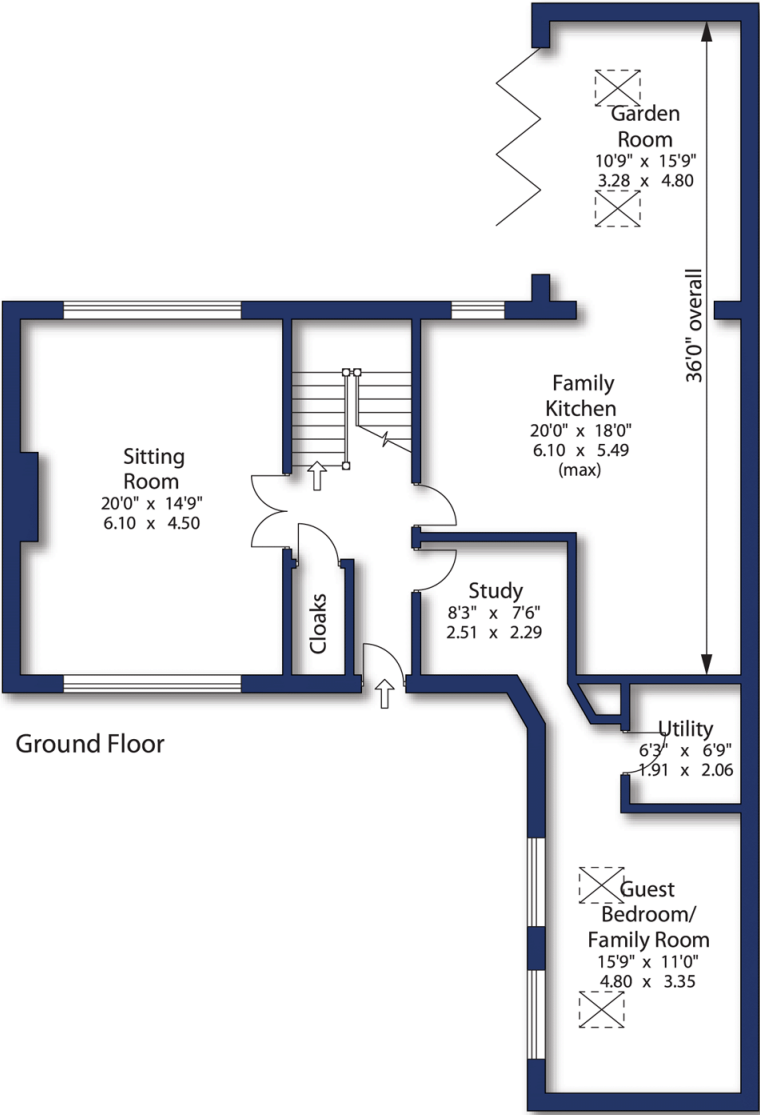
The first floor layout is equally impressive, with a principal bedroom and guest bedroom both enjoying en-suite facilities, two further family bedrooms and a stylish house bathroom.

Externally, the property enjoys a landscaped, south-facing walled garden providing a high degree of privacy, with patio seating areas, lawn, well-stocked borders and a garden shed. There is driveway parking for three to four cars together with useful undercroft parking and storage areas, making the property as practical as it is attractive.

Walton is a picturesque medieval village renowned for its attractive church, thriving community spirit and highly regarded village pub, which is a real focal point for residents in addition to which a high quality farm shop will soon be opening.

The village is exceptionally well placed for access to the A1, linking quickly with the M1 and M62, while Leeds, York and Harrogate are all within approximately twenty to thirty minutes' drive. This is a rare opportunity to acquire a distinctive village home of genuine quality in an enviable and peaceful setting.

Floorplans



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Directions

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Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- All mains services, solar panels and EV charging point
- Courtyard visitor parking and covered open garaging for two vehicles

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

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