



The Boathouse, 16 Wetherby Grange, Wetherby, West Yorkshire, LS22

Don't miss your chance to explore this breathtaking riverside gem. 'The Boathouse' This stunning, fully converted Georgian pump house sits along the scenic River Wharfe.

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The Boathouse, 16 Wetherby Grange, Wetherby, West Yorkshire, LS22 5PB

Guide Price: £499,500

- Converted Georgian Pump House
- Stunning River Views
- Boating & Fishing Rights
- Two Unique Double Bedrooms
- Open Plan Living
- Solar Panels
- Stunning Character Features



General remarks

Nestled on the tranquil banks of the River Wharfe, The Boathouse offers a rare opportunity to live in a stunning, historically rich property.

Originally a Georgian pump house forming part of the prestigious Grange Park Estate, the building was lovingly converted in 1998 into an extraordinary two-bedroom home. With its unique blend of history, character, and modern comforts, this detached property provides a truly exceptional living experience.

Accessed via a private terrace, The Boathouse offers breathtaking river views from every angle, making it the perfect retreat for those seeking peace and natural beauty. Upon entering, you'll be greeted by an open-plan kitchen and dining area with double doors leading onto a first-floor balcony, where you can enjoy panoramic views of the river and surrounding countryside.

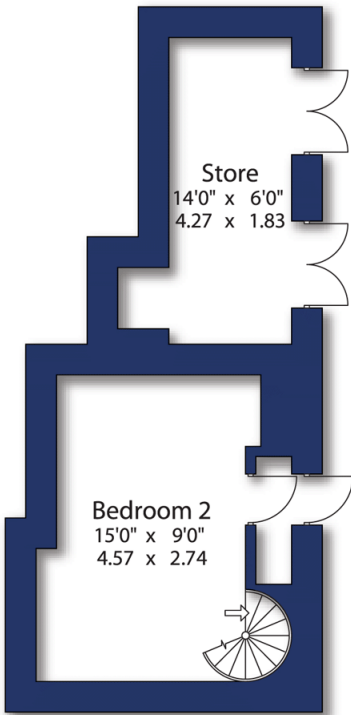
The sitting room is a particular highlight, with floor-to-ceiling glazing on two sides, flooding the space with light and offering uninterrupted views of the water. A beautiful feature log burner adds a cozy atmosphere, perfect for relaxing during the cooler months. Exposed wooden beams and oak-framed windows add warmth and character, enhancing the property's charming boathouse-style design.

The master bedroom, located on the upper floor, is a serene sanctuary. Stable doors open onto the private balcony, offering the perfect spot for morning coffee or evening relaxation while overlooking the river.

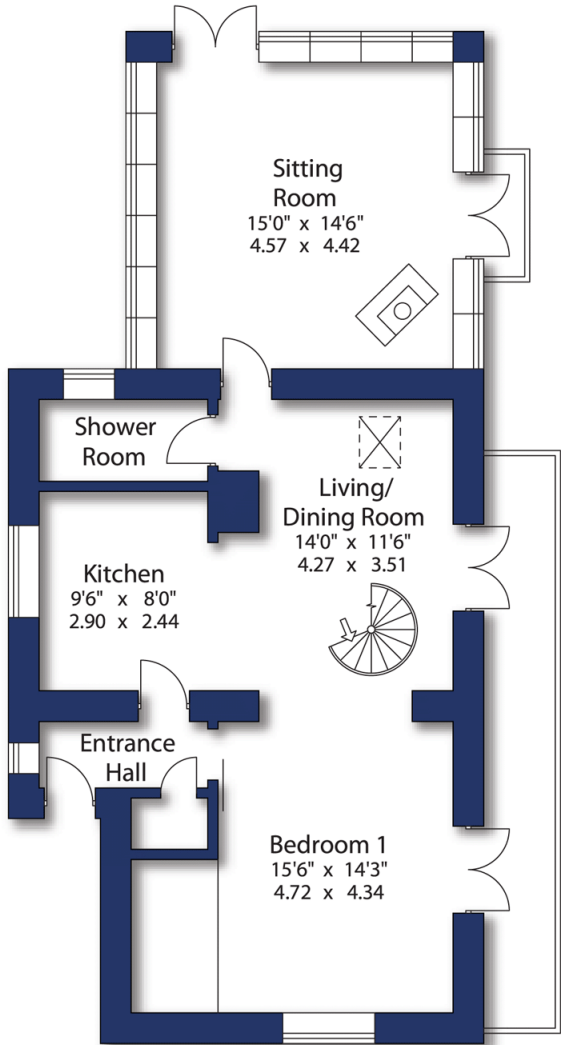
Wake up to the soothing sounds of the water, with views of wildlife including otters, birds, and deer visible from the comfort of your bed. The second bedroom, situated on the lower ground level, has its own unique charm with submarine-style doors that lead directly onto the ground-floor patio area, providing easy access to the outdoors and the water's edge.

Additional features of this remarkable home include boating and fishing rights on the river, two useful storage areas on the ground-floor terrace, two off-road parking spaces, and solar panels for eco-friendly energy efficiency.

The main source of heating is electric storage heaters with underfloor heating to the bathroom. The Boathouse, located within the sought-after Wetherby Grange development, offers a rare blend of historical character, modern amenities, and idyllic riverfront living—ideal for those seeking a peaceful and unique lifestyle in an extraordinary location.



Lower Ground Floor



Ground Floor

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		87 D	78 C





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Local Authority & Council Tax Band

- Leeds City Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- Mains electricity and drainage
- Allocated parking

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](#)

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