



# LEDSTON HALL

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LEDSTON ♦ CASTLEFORD

LUXURY HOUSES AND APARTMENTS  
SET IN A BEAUTIFULLY RESTORED  
GRADE I LISTED HALL





## INTRODUCTION

LEDSTON HALL IS A UNIQUE REFURBISHMENT, OWNED BY THE WHELER FOUNDATION, A CHARITY FORMED UPON THE DEATH OF THE LATE GRANVILLE WHELER IN 2004. THE HALL HAS BEEN BEAUTIFULLY RESTORED AND MODERNISED THROUGHOUT, FEATURING A SELECTION OF HOUSES AND APARTMENTS, COMBINING HISTORIC ARCHITECTURE WITH MODERN DAY LIVING.

Approached via a private driveway through North Park, Ledston Hall is a Grade I Listed building within walking distance from the popular village of Ledston.

The Wheler Foundation is proud to have restored the Hall back to its former glory, creating luxury living accommodation whilst benefitting from the beautiful private grounds and far-reaching views.





## HISTORY



LEDSTON HALL WAS A VISION OF SEVERAL PREVIOUS OWNERS, INCLUDING THE MONKS OF PONTEFRACT PRIORY WHO BUILT THE 12TH CENTURY CHAPEL. IN 1556, THE HALL WAS PASSED TO THE WITHAM FAMILY WHO WERE RESPONSIBLE FOR INSTALLING THE IMPRESSIVE FIREPLACE AND CEILING IN THE LADY BETTY PARLOUR.

In 1631 the Hall was sold to Thomas Wentworth, Earl of Stafford who was responsible for the addition of the south and northwest wings of the Hall. The Hall was later sold to Sir John Lewis who completed the Hall with the addition of the north wing.

Following the death of Sir John Lewis in 1671 the Hall was passed to the Hastings family. Lady Elizabeth Hastings (known as Lady Betty) inherited the Hall at the age of 23 following the passing of her mother. Lady Betty demonstrated qualities of piety, devotion and charity. Lady Elizabeth Hastings changed the external surroundings of the Hall with the assistance of architect Charles Bridgeman. In 1739, Lady Betty died at the age of 54 and is buried at Ledsham Church. The Ledston Estate passed to Lady Catherine Wheler, Lady Betty's eldest half-sister.

Following the death of Granville Wheler in 2004, the Hall and wider Estates of Ledston and Otterden passed into charitable status and is now governed by appointed Trustees. The main objectives of the charity being the maintenance and preservation of lands of historic, educational or landscape value of natural beauty, the maintenance and preservation of historic buildings, the encouragement of or assistance to agriculture, forestry and rural industry and the making of gifts or donations to charitable bodies.

The Hall was mainly utilised as a private residence for many of the former owners however in the 20th Century the building was utilised as a school, and since the 1960's a large proportion of the Hall remained vacant. The renovation was completed in 2023.





## THE LOCATION

LEDSTON HALL IS ACCESSED OFF BACK NEWTON LANE TO THE NORTH OF LEDSTON VILLAGE, ENJOYING A PRIVATE GATED ENTRANCE WITH ELECTRONIC CONTROL AND STUNNING DRIVEWAY THROUGH THE NORTH PARK, WHILST ENTERING THROUGH THE GATED GRANVILLE GATES TO THE NORTH OF THE HALL.

Private parking is located to the north of the Hall with each house or apartment allocated two car parking spaces, one with an electric vehicle charging point, with visitor parking located within the Orchard area.

Ledston Hall is situated within 15 miles of the city of Leeds, 23 miles from the spa town of Harrogate and 24 miles of the city of York, providing ease of access to these major service centres. The closest town to Ledston Hall is Castleford, situated within 3 miles.

The major roadways of the A1, M1 and M62 are within 4 miles of the Hall, providing excellent means of access to the national roadway network. Leeds, Wakefield and York train stations provide ease of access to the railway network, offering commuter times of 90 minutes to London.

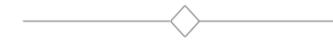
Ledston Hall is located within walking distance of the village of Ledston benefitting from a number of amenities. Ledsham village is located within 1.5 miles where the popular pub of The Chequers Inn can be found. Adjacent to Ledston Hall is the Ledston Equine Centre for equestrian enthusiasts.







## RENOVATION



THE RENOVATION OF LEDSTON HALL HAS BEEN A LONG-STANDING OBJECTIVE OF THE WHEELER FOUNDATION AS THE BUILDING WAS ON THE BUILDINGS AT RISK REGISTER. FOLLOWING MANY YEARS OF PLANNING AND UNDER THE WATCHFUL EYE OF HISTORIC ENGLAND, THE HALL HAS SYMPATHETICALLY BEEN DIVIDED INTO FOUR HOUSES AND SIX APARTMENTS, RETAINING THE PROPERTIES' CHARACTER AND HISTORY, BUT PROVIDING MODERN DAY LIVING FOR THE 21ST CENTURY.

The building has been meticulously restored and prepared by craftsmen to the highest standard. External walls have been internally thermally upgraded and all floors have been fitted with high quality acoustic floor insulation to keep external noise to an absolute minimum.

Most properties, where first or second floor living is provided, enjoy the use of their own private lift, offering ease of access throughout the property. Ledston Hall became one of the first Grade I listed properties in the country to be granted planning permission to replace a large proportion of the metal windows with new double-glazed equivalents, significantly increasing the energy performance and heat retention within the properties.

Original features throughout the property have been retained where possible, including the original stove within the former kitchen of the Hall, the only remaining internal staircase within the property and the beautifully restored fireplaces throughout the building. A lot of the original cornicing has been repaired or replicated throughout the building, timber panelling beautifully restored and timber beams exposed.





# THE GROUNDS





## HOUSE & APARTMENT SPECIFICATION

ALL HOUSES AND APARTMENTS HAVE BEEN LAVISHLY RESTORED TO CREATE UNIQUE AND INDIVIDUAL HOMES.

The houses and apartments are stylishly decorated with contemporary kitchens complete with quality integrated appliances including cooker, microwave, induction hob with extractor, dishwasher, fridge-freezer and washer/dryer. Quartz worktops complement the kitchen design with up-stands to match and with some designs showcasing an island unit. The kitchens also feature under unit lighting.

East house or apartment also feature a utility area with contemporary units and Quartz worktops, and clothes maid. Floor coverings throughout the properties comprise a mix of engineered oak flooring mainly to kitchen and hallways, tiles to all bathroom and WC's and luxury carpets to all living rooms and bedrooms. All bathrooms and en-suites benefit from underfloor heating.

Bathrooms and en-suites are tiled with luxury tiles fitted with classic white luxury sanitaryware and high quality contemporary chrome mixer taps. Thermostatic showers are fitted to bathrooms and en-suites, complemented by beautiful sanitaryware and tiling. Each bathroom and en-suite are fitted with heated chrome towel rails and lighted, demister mirrors.

All apartments feature high quality fixtures and fittings throughout, USB charging points, telephone points with fibre optic and TV/SKY/DATA points to all houses and apartments.

Each house and apartment have their own video link for secure apartment access to each floor and are also fitted with intruder and fire alarms.

The homes are supplied with a mains gas combined heat and power district heating system from an energy centre to the northwest of the Hall. Each house and apartment feature digital thermostatic controls and high-quality radiators with separate energy meter and water sub-meter. Services will be invoiced directly from the Landlord to cover heat, power and water consumed at each property.

Original shutters remain on many windows throughout the property; however, where these are not present, openings have been furnished with blinds or curtain poles.

The properties are considered unsuitable for young children.







## SHREWSBURY

SHREWSBURY IS A BEAUTIFULLY PRESENTED TWO BEDROOMED APARTMENT POSITIONED ON THE SECOND FLOOR, WITH ACCESS VIA THE ONLY REMAINING ORIGINAL STAIRCASE OR VIA THE PROPERTY'S PRIVATE LIFT.

This apartment enjoys stunning east and west facing views of the formal gardens. The vast, open plan living/kitchen/dining area comprises exposed beams, engineered oak flooring, an original stone feature fireplace and a contemporary kitchen with integrated appliances, free-standing island with pendant lighting over and white quartz worktops. The separate utility room, located off the generous hallway provides further units with undermounted sink, integrated washer dryer and white quartz worktop. The principal bedroom boasts character with its stunning leaded light windows and stone mullions, exposed beams and benefits from fitted wardrobes and an adjoining en-suite. The second bedroom is a spacious double with a character fireplace and fitted wardrobes. This spectacular apartment is complete with a modern bathroom suite with a separate bath, walk in shower, white sanitaryware, chrome heated towel rail and underfloor heating. There is also an external store and two parking spaces allocated with this apartment, one with the benefit of an electric vehicle charging point.



# SHREWSBURY



**Approx. 2120sq ft (197m<sup>2</sup>)**  
 Sitting room/dining/kitchen: 36'1" x 20'4" (11m x 6.2m)  
 Utility: 11'9" x 5'3" (3.6m x 1.6m)  
 Bedroom 1: 17'1" x 11'10" (5.2m x 3.6m)  
 En Suite: 7'6" x 5'6" (2.3m x 1.7m)  
 Bedroom 2: 17'1" x 16'5" (5.2m x 5m)  
 Bathroom: 11'5" x 9'2" (3.5m x 2.8m)

			
2 Bedrooms	1 Bathroom	1 En-suite	Lift Access

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.





## BRIDGEMAN

BRIDGEMAN IS A DELIGHTFUL,  
ONE BEDROOMED APARTMENT  
POSITIONED ON THE GROUND FLOOR  
WITH ACCESS AVAILABLE VIA  
THE SOUTH WING.

This superb apartment enjoys delightful south and west facing views of the beautiful gardens and is situated near the private Ledston Hall chapel. The open plan living/kitchen/dining area comprises engineered oak flooring, large characterful windows with shutters, a contemporary kitchen with integrated appliances and white quartz worktops. There is a well-proportioned double bedroom including fitted wardrobes and a modern bathroom suite with a walk in shower, white sanitaryware, chrome heated towel rail and underfloor heating. There is also an external store and two parking spaces allocated with this apartment, one with the benefit of an electric vehicle charging point.



# BRIDGEMAN



**Approx. 506 sq ft (47m<sup>2</sup>)**  
Sitting room/dining/kitchen: 20' 8" x 11'6" (6.3m x 3.5m)  
Bedroom 1: 11' 2" x 10' 6" (3.4m x 3.2m)  
Shower Room: 7'10" x 4'7" (2.4m x 1.4m)



1 Bedroom



1 Bathroom

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## GODFREY

GODFREY IS A SIMPLY  
STUNNING TWO BEDROOMED  
APARTMENT POSITIONED ON THE  
SECOND FLOOR WITH ACCESS VIA AN  
INTERNAL STAIRCASE OR VIA THE  
PROPERTY'S PRIVATE LIFT.

This spacious apartment enjoys south facing views over the formal landscaped gardens. The extensive open plan living/kitchen/dining area boasts character and comprises exposed beams, engineered oak flooring and a contemporary kitchen with integrated appliances, free-standing island offering further storage with pendant lighting over and HIMACS worktops. A separate WC is located off the main hallway which further leads to a utility room, providing additional units with undermounted sink, integrated washer dryer and quartz worktop. The principal bedroom is a spacious double which boasts natural light, fitted wardrobes and offers delightful views of the historic Lady Betty Gates, with a modern en-suite comprising a walk in shower, white sanitaryware, chrome heated towel rail and underfloor heating. The second bedroom is a well-proportioned double with large windows overlooking the front parade, fitted wardrobes and a beautiful en-suite bathroom comprising a bath with shower over, white sanitaryware, chrome heated towel rail and underfloor heating. There is also an external store and two parking spaces allocated with this apartment, one with the benefit of an electric vehicle charging point.



# GODFREY



**Approx. 1830 sq ft (170m<sup>2</sup>)**  
Sitting room/dining/kitchen: 43'4" x 20'12" (13.2m x 6.4m)  
Utility: 13'1" x 6'2" (4m x 1.9m)  
Bedroom 1: 11'2" x 13'9" (3.4m x 4.2m)  
En Suite 1: 13'5" x 3'11" (4.1m x 1.2m)  
Bedroom 2: 13'9" x 11'6" (4.2m x 3.5m)  
En Suite 2: 7'2" x 5'6" (2.2m x 1.7m)  
WC: 5'10" x 4'7" (1.8m x 1.4m)  
Tower: 3'11" x 3'11" (1.2m x 1.2m)



2 Bedrooms



2 En-suites



Lift Access

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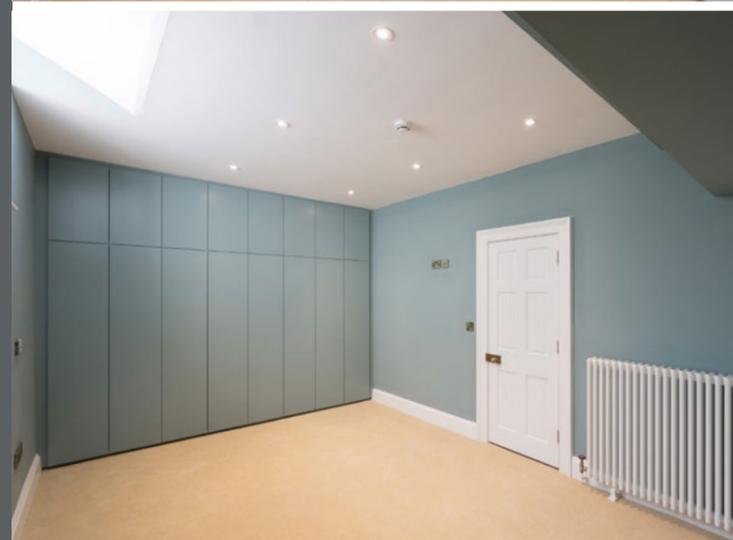




## STAFFORD

STAFFORD IS AN IMPRESSIVE TWO BEDROOMED APARTMENT POSITIONED ON THE GROUND FLOOR WITH ACCESS VIA THE EXTERNAL STAIRCASE LEADING TO A SHARED INTERNAL LOBBY SITUATED TO THE WEST ELEVATION OF THE BUILDING.

This characterful apartment enjoys west facing views over the front terrace and lower garden. The spacious open plan living/kitchen/dining area, which was historically the former kitchen to the hall, boasts character and comprises a contemporary kitchen with integrated appliances and quartz worktop, engineered oak flooring, stunning leaded light windows with stone mullions and the original range cooker with ceramic tile surround. The principal bedroom is a spacious double with adjoining tower room and benefits from fitted wardrobes and a modern ensuite comprising a walk in shower, white sanitaryware, chrome heated towel rail and underfloor heating. The second double bedroom is located off the main hallway and provides a fantastic selection of fitted wardrobes and a useful storage cupboard with a convenient shower suite located nearby comprising a walk in shower, white sanitaryware, chrome heated towel rail and underfloor heating. There is also an external store and two parking spaces allocated with this apartment, one with the benefit of an electric vehicle charging point.



# STAFFORD



**Approx. 1227sq ft (114m<sup>2</sup>)**  
 Sitting room/dining/kitchen: 27'11" x 17'1" (8.5m x 5.2m)  
 Bedroom 1: 14'1" x 11'2" (4.3m x 3.4m)  
 En Suite: 7'10" x 3'11" (2.4m x 1.2m)  
 Bedroom 2: 17'5" x 11'2" (5.3m x 3.4m)  
 Shower Room: 10'2" x 3'11" (3.1m x 1.2m)  
 Tower: 4'3" x 3'11" (1.3m x 1.2m)



2 Bedrooms



1 En-suite



1 Shower

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## HASTINGS

HASTINGS IS A BEAUTIFULLY PRESENTED TWO BEDROOMED APARTMENT, POSITIONED ON THE FIRST FLOOR WITH ACCESS VIA THE EXTERNAL STAIRCASE LEADING TO A SHARED INTERNAL LOBBY SITUATED TO THE WEST ELEVATION OF THE BUILDING.

This stunning apartment enjoys scenic south and west facing views of the formal gardens. The living/dining area was historically a medieval chapel, converted to a parlour which is now known as the Lady Betty Hastings' parlour and features the original stone fireplace, panelled walls and ornate ceiling. The stand-alone, contemporary kitchen provides integrated appliances, quartz worktop and engineered oak flooring and further leads onto a useful utility space. The principal bedroom is a naturally bright double with tower room and has stunning leaded light windows with shutters, an array of fitted wardrobes with the benefit of an adjoining en-suite comprising a walk-in shower, white sanitaryware, chrome heated towel rail and underfloor heating. The second double bedroom is located off the main landing and provides a feature fireplace, fitted wardrobes with a convenient shower suite located nearby, comprising a walk in shower, white sanitaryware, chrome heated towel rail and underfloor heating. There is also an external store and two parking spaces allocated with this apartment, one with the benefit of an electric vehicle charging point.



# HASTINGS



**Approx. 1561 sq ft (145m<sup>2</sup>)**  
 Sitting room/dining: 29'2" x 16'5" (8.9m x 5m)  
 Kitchen: 9'10" x 9'10" (3m x 3m)  
 Utility: 7'10" x 5'10" (2.4m x 1.8m)  
 Bedroom 1: 18' 8" x 15'1" (5.7m x 4.6m)  
 En Suite: 10'6" x 3'11" (3.2m x 1.2m)  
 Bedroom 2: 14' 1" x 9'10" (4.3m x 3m)  
 Bathroom: 10'9" x 6'10" (3.3m x 2.1m)  
 2 no. Towers: 3'11" x 3'11" (1.2m x 1.2m) each



2 Bedrooms



1 Bathroom



1 En-suite

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## WITHAM

WITHAM IS A SPECTACULAR THREE BEDROOMED DUPLEX APARTMENT SITUATED OVER THE GROUND AND FIRST FLOOR, ACCESSED FROM THE WEST ELEVATION FURTHER LEADING INTO A LARGE HALLWAY WITH THE PROPERTY'S PRIVATE LIFT.

This charming duplex apartment enjoys east and west facing views over the front parade, established terrace and lower garden. The principal bedroom is a spacious double, positioned on the ground floor and offers stunning leaded light windows with shutters, exposed beams and an array of fitted wardrobes with the benefit of an adjoining en-suite which comprises a walk-in shower, white sanitaryware, chrome heated towel rail and underfloor heating. The second bedroom is a bright and airy double with adjoining en-suite with walk-in shower, white sanitaryware, chrome heated towel rail and underfloor heating. Off the hallway is a third double bedroom with fitted wardrobes with nearby bathroom suite including a fully tiled bath, white sanitaryware, chrome heated towel rail and underfloor heating. The first floor offers a decorative living room with bespoke panelling, a feature fireplace, large characterful windows with shutters and views over the parade. The open plan kitchen/dining area is also situated to the first floor and comprises a contemporary kitchen with integrated appliances, free-standing island with pendant lighting over and quartz worktops with a small utility room, WC and storage cupboard situated off the landing area. There is also an external store and two parking spaces allocated with this apartment, one with the benefit of an electric vehicle charging point.



# WITHAM



**Approx. 2228sq ft (207m<sup>2</sup>)**  
 Sitting room: 16'1" x 17'1" (4.9m x 5.2m)  
 Dining/kitchen: 21'8" x 12'2" (6.6m x 3.7m)  
 Utility: 4'3" x 3'11" (1.3m x 1.2m)  
 WC: 3'11" x 5'3" (1.2m x 1.6m)  
 Bedroom 1: 16'1" x 16'1" (4.9m x 4.9m)  
 En Suite 1: 7'6" x 5'3" (2.3m x 1.6m)  
 Bedroom 2: 18'5" x 15'9" (5.6m x 4.8m)  
 En Suite 2: 6'10" x 4'3" (2.1m x 1.3m)  
 Bedroom 3: 12'10" x 10'10" (3.9m x 3.3m)  
 Bathroom: 6'10" x 6'2" (2.1m x 1.9m)



3 Bedrooms



2 Bathrooms



1 En-suite



Lift Access

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Ground Floor



First Floor



## DE LACY

DE LACY IS A BEAUTIFUL FOUR BEDROOMED HOUSE, SITUATED ON THE SOUTHERN ELEVATION AND ARRANGED OVER THREE FLOORS, WITH DIRECT ACCESS OFF THE PARADE INTO THE MAIN HALLWAY WHERE THE PROPERTY'S LIFT IS SITUATED.

This beautiful house enjoys north, east and south facing views over the front parade and established gardens. To the ground floor, there is a contemporary kitchen with large free-standing island, integrated appliances and quartz worktop with engineered oak flooring throughout, a separate dining room, utility room comprising a selection of units with undermounted sink, integrated washer dryer and white quartz worktop with a WC conveniently situated off the large hallway. Situated to the first floor is a spacious living room with views of the Lady Betty gates, a snug room with character fireplace and the fourth bedroom. To the second floor, the primary bedroom is a spacious double with a modern en-suite comprising a separate bath, walk-in shower, white sanitaryware, chrome heated towel rail and underfloor heating. There are two further double bedrooms both benefitting from garden views with a shower suite located off the landing. There is also an external store and two parking spaces allocated with this house, one with the benefit of an electric vehicle charging point.



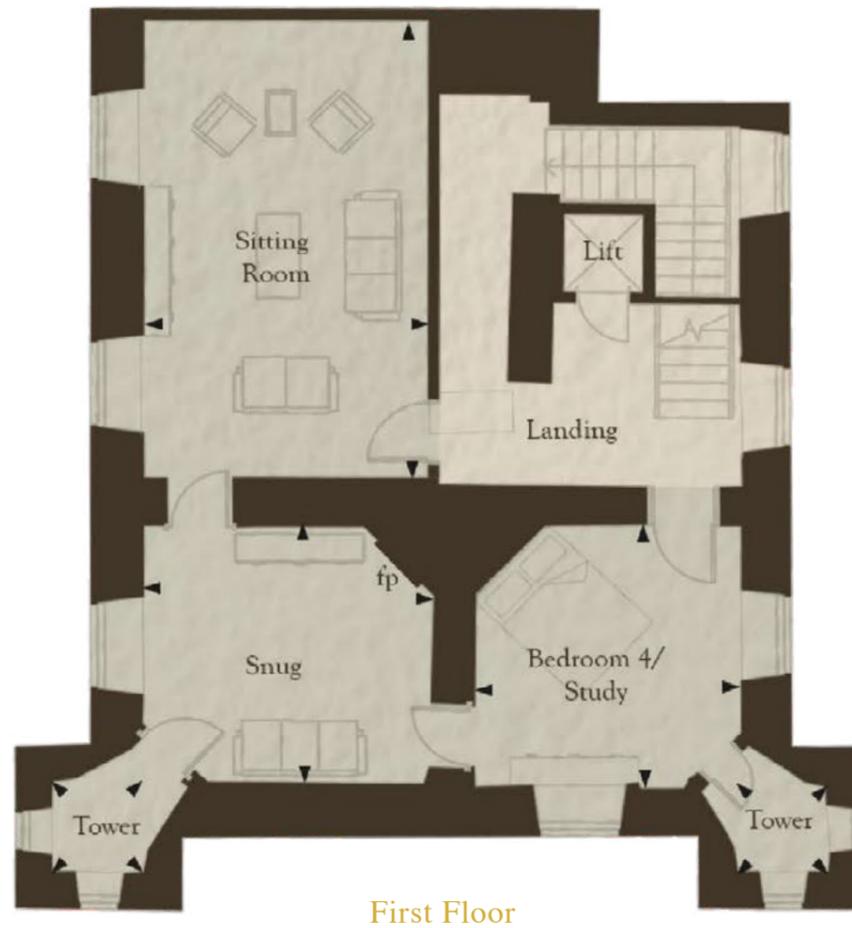
# DE LACY



**Approx. 2228sq ft (207m<sup>2</sup>)**  
 Sitting room: 16'1" x 17'1" (4.9m x 5.2m)  
 Dining/kitchen: 21'8" x 12'2" (6.6m x 3.7m)  
 Utility: 4'3" x 3'11" (1.3m x 1.2m)  
 WC: 3'11" x 5'3" (1.2m x 1.6m)  
 Bedroom 1: 16'1" x 16'1" (4.9m x 4.9m)  
 En Suite 1: 7'6" x 5'3" (2.3m x 1.6m)  
 Bedroom 2: 18'5" x 15'9" (5.6m x 4.8m)  
 En Suite 2: 6'10" x 4'3" (2.1m x 1.3m)  
 Bedroom 3: 12'10" x 10'10" (3.9m x 3.3m)  
 Bathroom: 6'10" x 6'2" (2.1m x 1.9m)

			
3 Bedrooms	1 Bathroom	2 En-suites	Lift Access

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## WENTWORTH

WENTWORTH IS A BEAUTIFUL THREE BEDROOMED HOUSE, SITUATED ON THE WEST ELEVATION AND ARRANGED OVER THREE FLOORS ENJOYING VIEWS OVER THE TERRACE AND LOWER GARDENS. THIS HOUSE IS ACCESSED OFF THE TERRACE LEADING INTO THE MAIN HALLWAY WHERE THE PROPERTY'S LIFT IS SITUATED.

To the ground floor, there is a large entrance hallway with feature fireplace, nearby WC, further leading into a contemporary kitchen with a large free-standing island, integrated appliances and quartz worktop with engineered oak flooring. The utility room is situated in the tower off the kitchen and comprises fitted units with integrated washer dryer and white quartz worktop. Positioned on the first floor is a spacious living/dining area with characterful tower and views over the lower garden and summerhouse. The third double bedroom boasts a characterful fireplace and fitted wardrobes with an adjoining en-suite, comprising a walk-in shower, white sanitaryware, chrome heated towel rail and underfloor heating. To the second floor, the primary bedroom is a naturally bright double bedroom with a beautiful free-standing cast iron bath enjoying breath-taking views over the lower garden. The bedroom benefits from an array of fitted wardrobes, tower room and spacious en-suite comprising a walk-in shower, white sanitaryware, chrome heated towel rail and underfloor heating. The second double bedroom is also positioned on the second floor and comprises an array of fitted wardrobes with a shower room nearby. There is also an external store and two parking spaces allocated with this house, one with the benefit of an electric vehicle charging point.



# WENTWORTH



**Approx. 2368sq ft (220m2 )**  
 Sitting room/dining: 26'7" x 18'5" (8.1m x 5.6m)  
 Kitchen: 19'4" x 14'1" (5.9m x 4.3m)  
 Utility: 4'3" x 4'3" (1.3m x 1.3m)  
 WC: 3'3" x 4'11" (1m x 1.5m)  
 Bedroom 1: 24'7" x 15'9" (7.5m x 4.8m)  
 En Suite 1: 11' 9" x 6' 10" (3.6m x 2.1m)  
 Bedroom 2: 25'3" x 9'2" (7.7m x 2.8m)  
 Bedroom 3: 15'9" x 9'6" (4.8m x 2.9m)  
 En Suite 2: 6'10" x 6'10" (2.1m x 2.1m)  
 Shower Room: 7'6" x 4'3" (2.3m x 1.3m)  
 2 no.Towers: 3'11" x 3'11" (1.2m x 1.2m) each



3 Bedrooms



1 Shower



2 En-suites



Lift Access

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Ground Floor



First Floor



Second Floor



LEWIS

LEWIS IS A STUNNING THREE BEDROOMED HOUSE, SITUATED ON THE NORTH-WEST ELEVATION AND ARRANGED OVER THREE FLOORS WITH ACCESS EITHER FROM A SHARED ENTRANCE HALL OR A SECOND ACCESS THROUGH THE UTILITY ROOM. THIS BEAUTIFUL HOUSE ENJOYS NORTH AND WEST FACING VIEWS OVER THE PARADE AND GARDENS.

The shared entrance leads into a spacious hallway with a nearby WC further leading into a contemporary kitchen with characterful beams, large free-standing island, integrated appliances and quartz worktop with engineered oak flooring, separate utility room comprising fitted units with integrated washer dryer and white quartz worktop. There is also a double bedroom conveniently positioned on the ground floor with en-suite including a walk-in shower, white sanitaryware, chrome heated towel rail and underfloor heating. To the first floor, there is an expansive formal living/dining area with feature fireplace, a large double bedroom with fitted wardrobes with an adjoining en-suite comprising a walk-in shower, white sanitaryware, chrome heated towel rail and underfloor heating. The exquisite, primary bedroom suite is positioned on the second floor and boasts a large dressing room with fitted wardrobes and en-suite comprising twin basin units, walk-in shower, free-standing cast iron bath, white sanitaryware, chrome heated towel rail and underfloor heating. There is also an external store and two parking spaces allocated with this house, one with the benefit of an electric vehicle charging point.





LEWIS



# LEWIS



**Approx. 2960sq ft (275m<sup>2</sup>)**  
 Kitchen: 22'12" x 15'9" (7m x 4.8m)  
 Utility: 12'1" x 7'2" (3.7m x 2.2m)  
 WC: 5'10" x 4'3" (1.8m x 1.3m)  
 Sitting room/dining: 23'12" x 16'5" (7.3m x 5m)  
 Bedroom 1: 19' x 18'8" (5.8m x 5.7m)  
 En Suite 1: 17'8" x 9'6" (5.4m x 2.9m)  
 Dressing Room: 16'1" x 9'6" (4.9m x 2.9m)  
 Bedroom 2: 17'5" x 13'9" (5.3m x 4.2m)  
 En Suite 2: 15'9" x 3'7" (4.8m x 1.1m)  
 Bedroom 3: 13'2" x 9'10" (4m x 3m)  
 En Suite 3: 11'9" x 3'7" (3.6m x 1.1m)



3 Bedrooms



3 En-suites



Lift Access

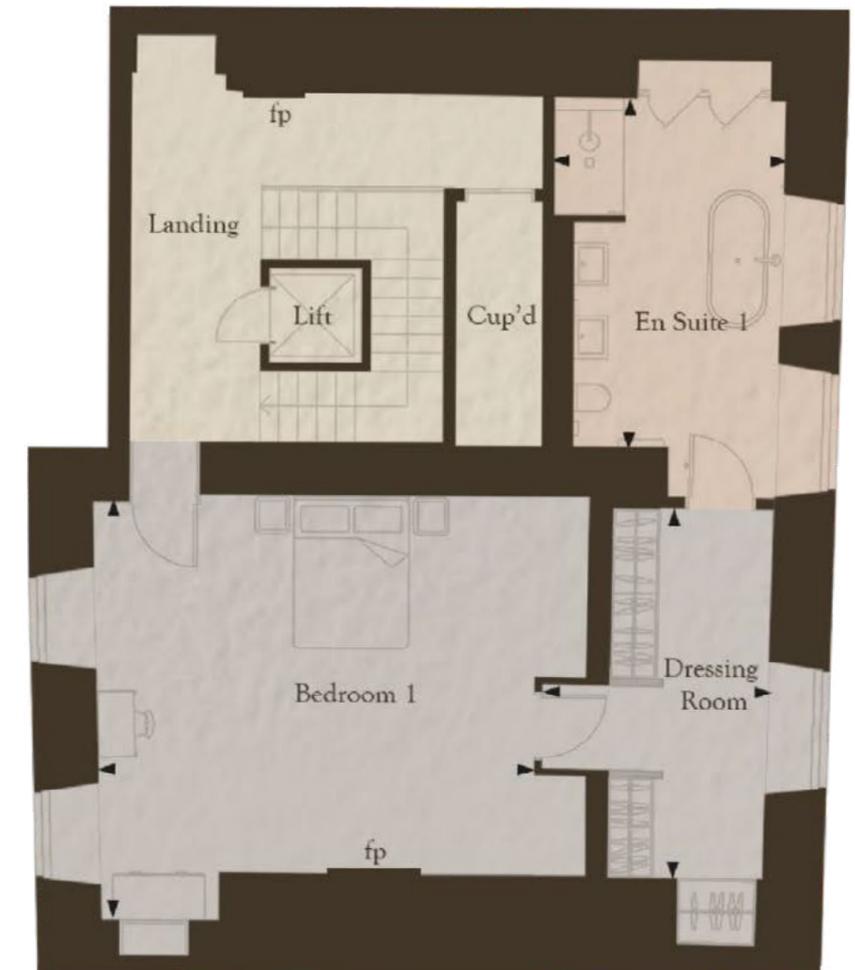
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Ground Floor



First Floor



Second Floor



## WHEELER

WHEELER IS A SPLENDID FOUR BEDROOMED END OF TERRACE HOUSE, SITUATED ON THE NORTHERN ELEVATION AND ARRANGED OVER THREE FLOORS WITH ACCESS EITHER INTO THE MAIN HALLWAY OR THROUGH THE KITCHEN/LIVING/DINING ROOM.

This stunning property enjoys north, east and south facing views over the formal gardens and parade. To the ground floor, there is a large entrance hallway with a private lift and WC situated in the tower. The hallway leads into a contemporary living/kitchen/dining area which benefits from a characterful stone feature fireplace, contemporary kitchen with a large free-standing island, integrated appliances and quartz worktops with engineered oak flooring. A utility room is situated within the tower and comprises fitted units with integrated washer dryer and white quartz worktop. To the first floor, the primary bedroom is a large double bedroom with a feature fireplace, a separate dressing room with fitted wardrobes and an adjoining en-suite comprising a fully tiled bath, walk-in shower, white sanitaryware, chrome heated towel rail and underfloor heating. The fourth double bedroom could also be utilised as an office and is conveniently positioned on the first floor. To the second floor there is a naturally bright double bedroom with accompanying en-suite comprising a walk-in shower, white sanitaryware, chrome heated towel rail and underfloor heating. Also situated to the second floor is a double bedroom with views over the parade, bathroom with fully tiled bath, walk in shower, white sanitaryware, chrome heated towel rail and underfloor heating with a useful store located off the landing. There is also an external store and two parking spaces allocated with this house, one with the benefit of an electric vehicle charging point.



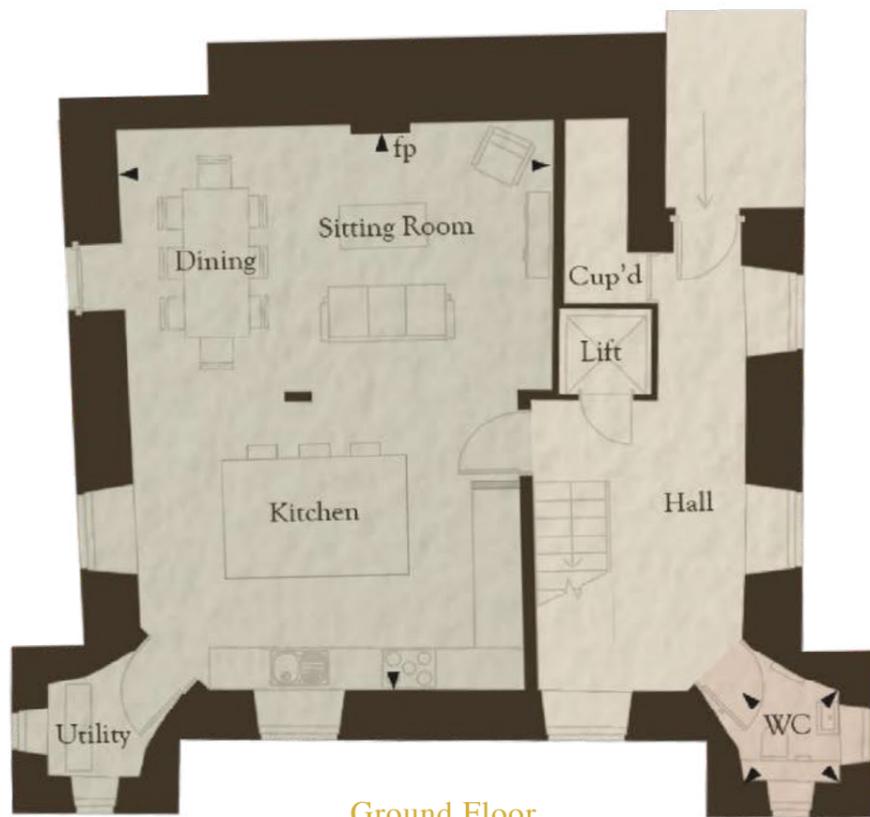
# WHEELER



**Approx. 2153sq ft (200m2 )**  
 Sitting room/dining/kitchen: 27'7" x 19'8" (8.4m x 6m)  
 Utility: 4'3" x 3'11" (1.3m x 1.2m)  
 WC: 4'3" x 4'3" (1.3m x 1.3m)  
 Bedroom 1: 15'5" x 15'1" (4.7m x 4.6m)  
 En Suite 1: 9'10" x 7'9" (3m x 2.4m)  
 Dressing Room: 10'2" x 5'3" (3.1m x 1.6m)  
 Bedroom 2: 4'1" x 12'6" (4.3m x 3.8m)  
 En Suite 2: 7'6.6" x 6'6" (2.3m x 2m)  
 Bedroom 3: 12'6" x 14'1" (3.8m x 4.3m)  
 Bedroom 4: 12'2" x 9'6" (3.7m x 2.9m)  
 Bathroom: 11' 9" x 5' 6" (3.6m x 1.7m)  
 Tower: 3'7" x 3'7" (1.1m x 1.1m)

4 Bedrooms    1 Bathroom    2 En-suites    Lift Access

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.





## ADDITIONAL INFORMATION

### VIEWING

Strictly by appointment through the letting agents - Carter Jonas - 01423 523423.

### DIRECTIONS - SAT NAV WF10 2GP

Leave the M1 at junction the roundabout onto the A656. Follow the road for 4 miles before turning left onto Back Newton Lane. The driveway to the Hall is found within 400 metres on the right.

From the A1 (M), leave the highway at junction 42 onto the A63, bearing left onto the A1246, before turning right onto Holyrod Lane. Continue through the village of Ledsham onto Claypit Lane before turning right onto Back Newton Lane. The driveway to the Hall is found within 400 meters on the left.



what3words

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### DISCLAIMER

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.





Carter Jonas

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