



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

A beautifully crafted barn conversion offering exceptional space, high specification finishes and contemporary family living in the heart of the historic village of Walton. Combining timeless character with modern convenience, this exclusive home enjoys a south-facing garden, generous parking and outstanding connectivity.

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

Guide Price: £850,000

- Stunning Barn Conversion
- Solar Panels
- Deceptively Spacious
- Electric Car Charging Point
- Private Development
- South Facing Garden



General remarks

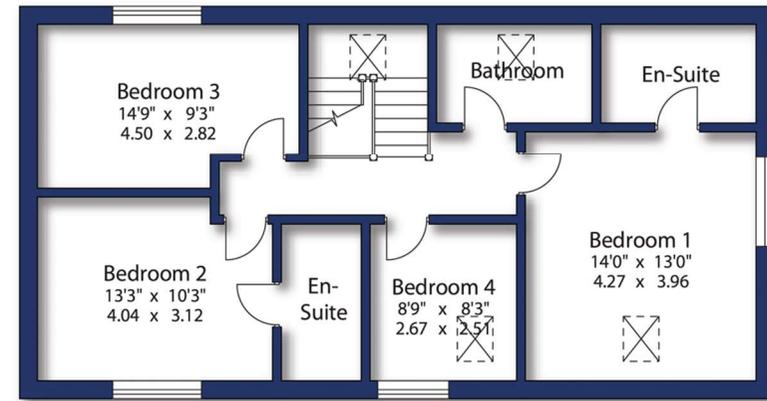
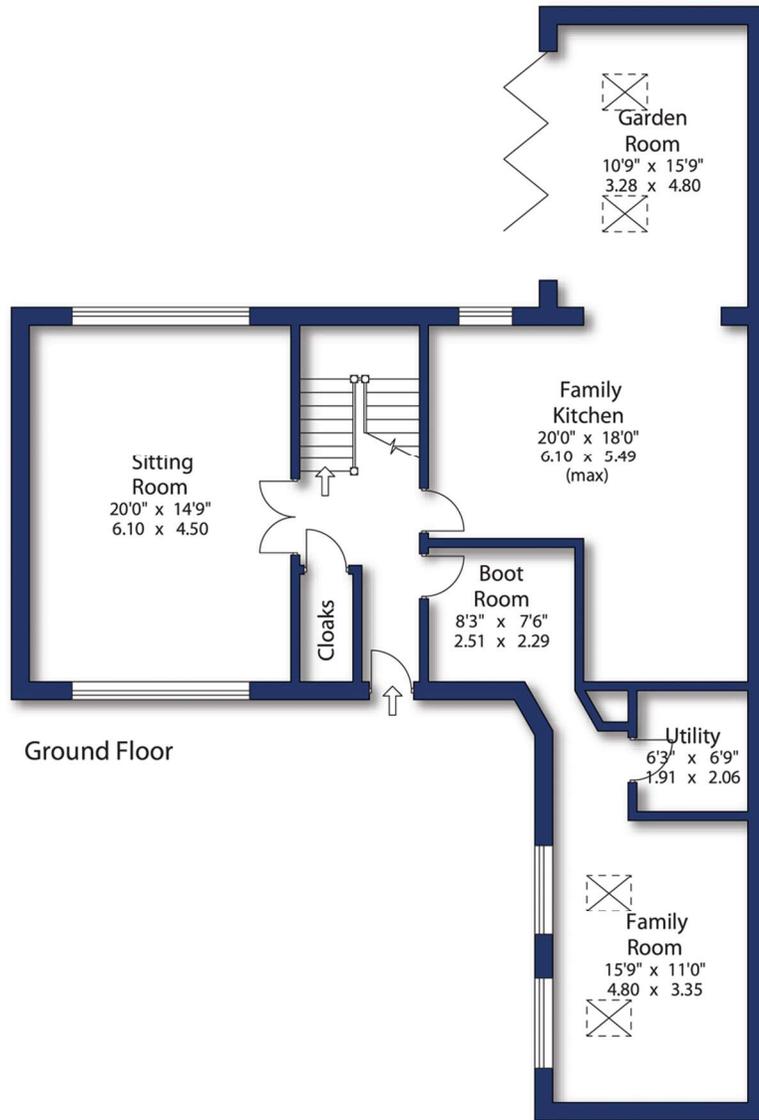
A beautifully built and skilfully executed barn conversion, this exceptional home forms part of a highly exclusive restoration of former farm buildings in the heart of the historic village of Walton. Behind its characterful exterior lies remarkably spacious and versatile family accommodation, finished to a high specification throughout and thoughtfully designed to combine the charm of the original structure with the very best of modern living. The scale and quality of the accommodation can only truly be appreciated by viewing.

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. Bedroom accommodation is equally impressive, with a principal bedroom and guest bedroom both enjoying en-suite facilities, two further 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. Despite its semi-rural charm, 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 setting.

Floorplans



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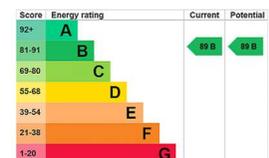
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Directions

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Local Authority & Council Tax Band

- Leeds City Council
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- All mains services are connected
- Garage and Driveway

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](https://www.gov.uk/government/collections/check-for-flooding-in-england)

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