

WILLOWFIELDS HOUSE

MONK FRYSTON,
NORTH YORKSHIRE, LS25 5JE

Situated within 11.0 acres of landscaped gardens and paddocks a country home of the highest quality revealing bespoke fixtures, tasteful interiors and a self-contained annexe; perfect for dependant relatives and guests.

DACRE, SON & HARTLEY
EST. 1820

28 Market Place, Wetherby LS22 6NE

📞 01937 586177 📧 wetherby@dacres.co.uk



A delightful family home

With a rare blend of convenience and privacy; Willowfields House is the perfect location for the discerning family buyer seeking ease of access to the County's major commercial centres whilst retaining links with the friendly community in the nearby historic village of Monk Fryston.

This distinctive country home was originally designed and constructed by a renowned local architect for his own occupation in the mid 1970's at the heart of a unique woodland setting which has enabled the creation of delightful gardens and amenity areas screened by mature woodland to the South and bounded by its own paddocks to the North which ensure that high levels of privacy are protected.



Accommodation Summary

A private gated driveway with security entrance system winds its way through subtly sculpted dells and former quarries which were the source of stone for Selby Abbey ultimately leading to private gardens which are the ideal setting for this stunning home and its cleverly designed four car garage block and self-contained annexe.

The main residence provides circa 3300 sqft of accommodation with the additional comfort of a superb apartment (760 sqft) both of which are centrally positioned within the 3.5-acre formal gardens and woodland. With tasteful interior design throughout stylish creature comforts include feature fireplaces with Esses stoves, solid brass electrical fittings, comprehensive double glazing, oil fired central heating and air conditioning to the kitchen and principal bedroom.

A welcoming reception hall with bespoke staircase leads to an elegant formal drawing room with front and rear garden aspects whilst a private snug / family room is a perfect place for relaxation on a winters evening.

The stunning family dining kitchen is undoubtedly "the hub" of Willowfields House with delightful southerly aspects across manicured lawns - a 700 sqft zone for space for entertaining within the surrounds of a bespoke handcrafted Shaker style Kitchen by Chappell featuring Miele integrated appliances a four oven electric Aga with companion oven and electric hob, dishwasher, coffee machine, plate warmer, refrigerator and wine cooler. Off the main kitchen a rear hall with a guest cloakroom and utility room connects the main house with a rear courtyard, the garaging and annexe.

A handsome staircase with ornamental balustrade accesses the first-floor landing with useful linen cupboards and the principal bedroom suite with magnificent elevated garden aspects, its own cleverly created dressing area and a commodious ensuite bathroom with a luxury suite, walk in shower enclosure and tiling. The guest bedroom has its own ensuite shower room with French porcelain sanitary ware and two further family bedrooms are served by a house bathroom with a cast iron bath and LeFroy Brooks sanitary ware.

The detached garage block will accommodate four vehicles with the additional benefit of a store room and gardeners w.c. Above the garaging and accessed by an external staircase is the self-contained 760 sqft apartment style annexe featuring a large sitting room with exposed beams, rustic brick fireplace and kitchen area, a double bedroom and connecting hall with fitted wardrobes and access to a shower room. The whole structure comprises 1520 sqft over two floors - and subject to planning there is the potential to create a larger detached dependant relative dwelling if desired.

The magnificent 3.5-acre gardens with lawns, seating areas and woodland dells can be enjoyed from a series of intricately designed foot paths bounded by dry stone walling which has been a labour of love by family members. Finally, to the North of Willowfields House is a fully enclosed 8 acre paddock with separate access points from the A162 and the A63; ideal amenity space for the equestrian enthusiast but also having horticultural potential due to the existing commercial polytunnel and large timber workshop with potential as a retail outlet.









General Remarks



LEEDS 17 Miles | YORK 20 Miles | WAKEFIELD 17 Miles

Despite the rural privacy within its boundaries Willowfields House is only a short drive from Monk Fryston and a wider range of amenities in Sherburn in Elmet and Selby with the major commercial centres of Yorkshire and Humberside easily accessed via the A1/M1 and M62 motorway network.

The historic village of Monk Fryston which is just over 1 mile away has a strong community spirit along with a thriving village store/post office and a highly regarded primary school which regularly leads the Ofsted ratings. A wider range of shopping and recreational facilities can be found in the expanding village of Sherburn in Elmet some 3 miles to the North.



Rural privacy
with major
commercial
centres
on the
doorstep

There is an unrivalled motorway network connecting Monk Fryston with the commercial and shopping hubs of Leeds, York and Wakefield with mainline rail links to London and Edinburgh from York, Leeds and Doncaster.

The property sits within delightful gardens, paddocks, and woodland - the latter having matured around the site of historic former quarries, the stone from which was used in the construction of Selby Abbey.

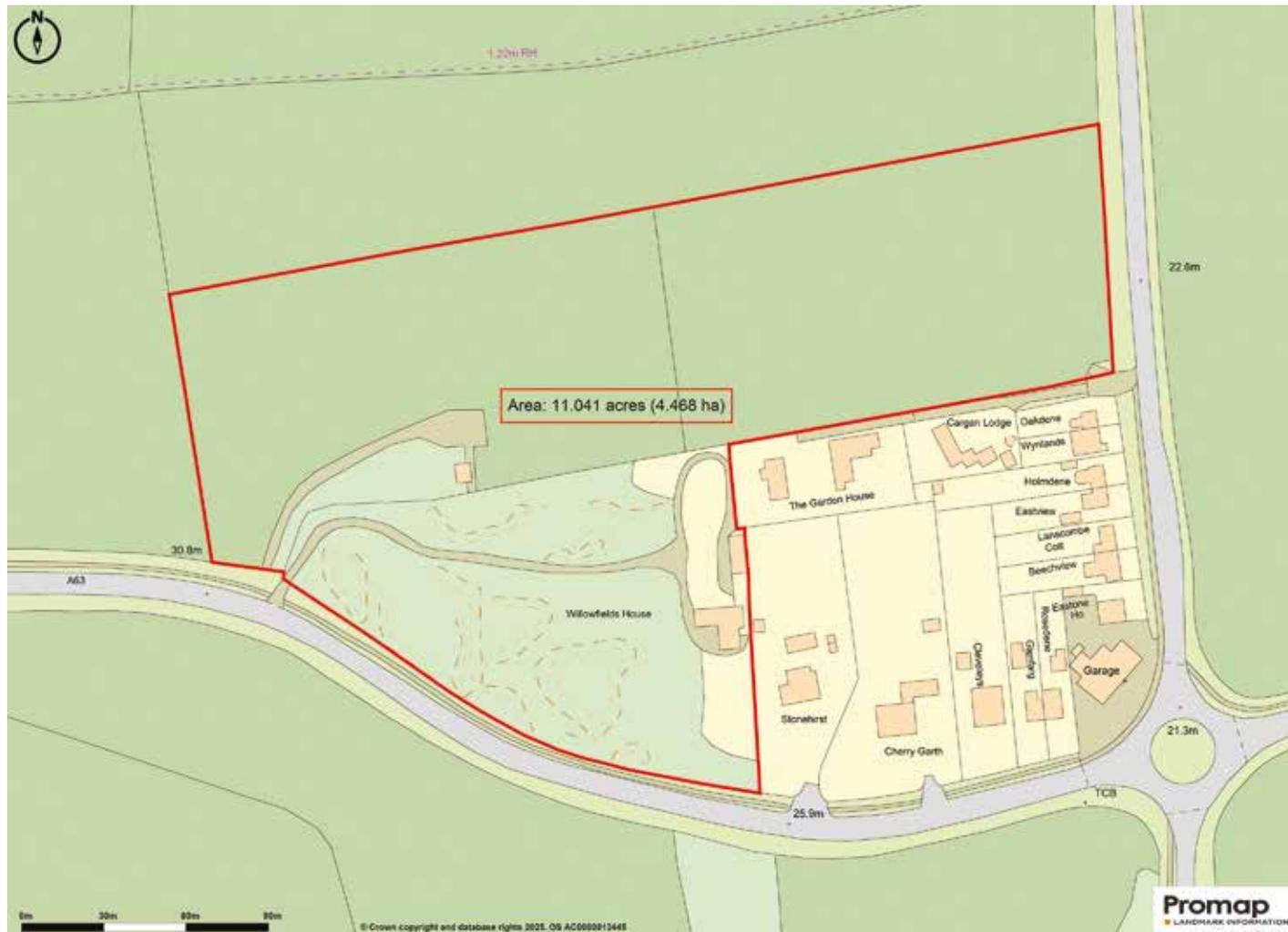




Floorplans



Site Plan



Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited.



INTERNET & MOBILE COVERAGE

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider (fibre optic broadband 150 MBPS is connect). Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages.

FLOODING

Check for flooding in England - GOV.UK indicate the long term flood risks for this property are: - Surface Water - Very low; Rivers & the Sea - Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

AGENT'S NOTES

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

BUYER ANTI MONEY LAUNDERING CHECKS

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

REFERRAL FEES

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: WET250093

DIRECTIONS

Proceeding from the A1 / M1 link road towards Monk Fyston on the A63 Willowfields House will be found 800 yards after the Lumby turn off on the left hand side.

VIEWING

Please contact the sole agent's Wetherby Office on **01937 586177**. Alternatively, Paul Baxter can be reached on **07970844998** or by email **pdb@dacres.co.uk**

LOCAL AUTHORITY & COUNCIL TAX BAND

- North Yorkshire
- Council Tax Band F

TENURE

- Freehold
- Mains electricity and water supply, oil fired heating, septic tank
- Extensive parking / garaging for four cars