



MULSANNE HOUSE, COLLEGE FARM LANE, LINTON, LS22 4HR

Wetherby – 2 miles
Leeds City Centre – 12 miles
Harrogate – 9 miles
A1(M) – 2 miles

Mulsanne House occupies a peaceful and secluded position at the head of a private road leading from the top of College Farm Lane on the western fringe of Linton village, overlooking adjoining greenbelt countryside. Linton is one of Wharfedale's most sought after and exclusive villages, some 2 miles from the centre of Wetherby, which offers a varied range of everyday facilities. There is excellent access to Leeds, Harrogate and York with the region's motorway infrastructure within 2 miles for travel further afield. The Grammar School at Leeds in Alwoodley and Gateways in Harewood are some 20 minutes' drive and mainline railway stations are available in both Leeds and York with rail services operating to London's Kings Cross. Leeds/Bradford International Airport is approximately 14 miles away with regular domestic and international flights.

The property offers light and spacious accommodation comprising an entrance porch leading through to the split level reception hall with wooden panelled radiator cover, off which is a guest cloakroom and w.c. The well proportioned sitting room features an Adam's style pine Jetmaster fireplace surround with marble interior and hearth with an open grate. There is a fitted pine corner display cabinet, fitted bookcase and French doors opening into the garden. The dining room is pine panelled incorporating a matching radiator cover and bay window to the rear. There is also a comfortable snug which leads through into a conservatory which enjoys countryside views. The breakfast kitchen has a comprehensive range of wall and base units in antique white, integrated appliances and breakfast bar together with an adjacent matching utility room and stable type door to the garden.

AN INDIVIDUAL DETACHED FAMILY HOME SET IN PRIVATE MATURE FORMAL GARDENS OF SOME HALF AN ACRE, TOGETHER WITH A DETACHED DOUBLE GARAGE AND ADJACENT TO OPEN GREENBELT COUNTRYSIDE ON THE EDGE OF THE SOUGHT AFTER WHARFEDALE VILLAGE OF LINTON.



On the first floor a split level landing leads to a lovely principal bedroom with dual aspect overlooking the open fields and with fitted furniture, dressing area and en suite shower room. There are another three double bedrooms, one with an en suite shower room and a house bathroom also with a shower.

Outside the property is a spacious parking area for several vehicles and a detached double garage. There are private enclosed gardens with extensive stone paved terrace ideal for outside entertaining and lovely countryside views.

ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

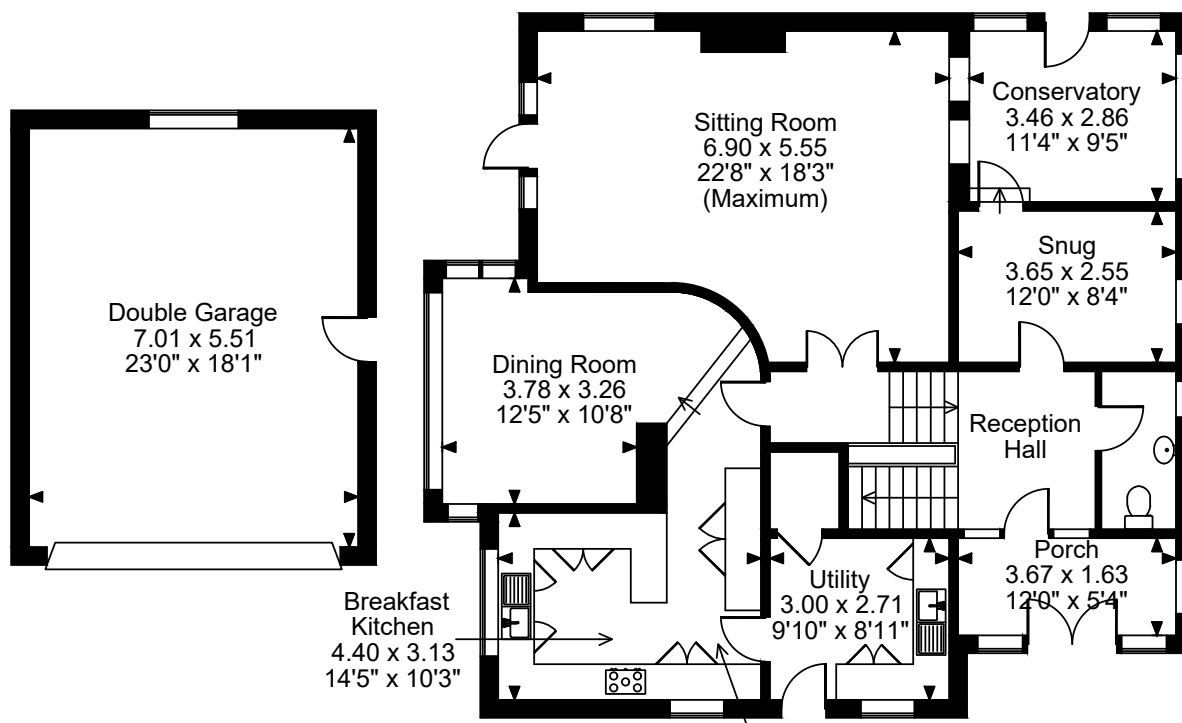
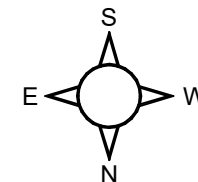
Viewings: Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

Directions - LS22 4HR: Entering Linton from Collingham village, cross the bridge over the River Wharfe and continue up into Main Street. Pass The Windmill Inn on the right and just before the Village Hall bear left onto Northgate Lane. Take the fourth turning on the left into College Farm Lane and continue up the hill to the very end of the cul de sac where Mulsanne House is on the right.

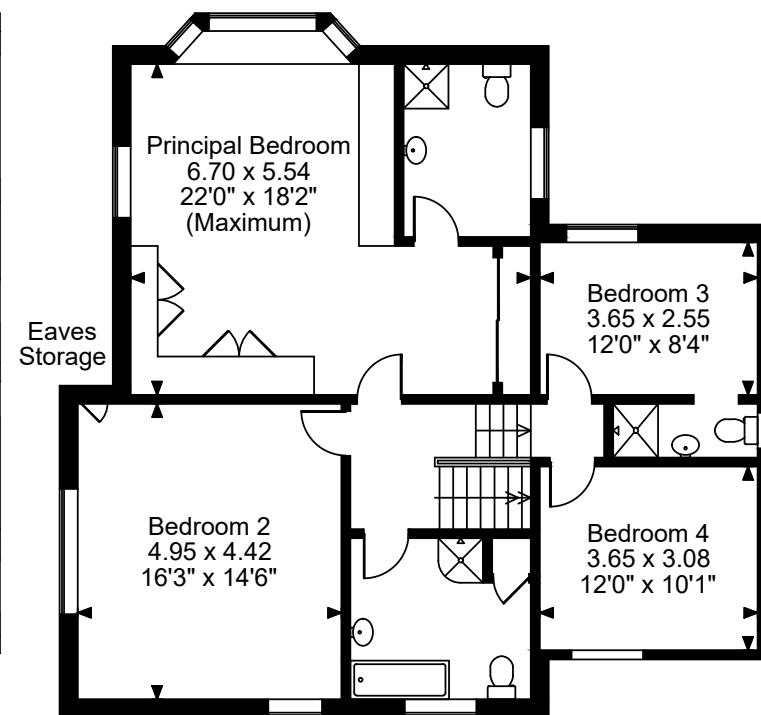




Mulsanne House, College Farm Lane, Linton
Approximate Gross Internal Area
Main House = 2,428 sq ft / 226 sq m
Double Garage = 416 sq ft / 39 sq m
Total = 2,844 sq ft / 264 sq m



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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