

FAIRSEAT HOUSE



302 HIGH STREET | BOSTON SPA | LS23 6AJ



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Wetherby 3 miles – Harrogate 12 miles – Leeds 13 miles – York 13 miles – A1(M) Junction 45 1½ mile (all distances approximate)

*A renovation opportunity to create one of the finest residences in Boston Spa village set in 2 acres of private and secure gardens and grounds.
Restoration Project.*

CROFT

toby@croftresidential.co.uk

01904 238222





ACCOMMODATION AND AMENITIES

Fairseat House is a Georgian mansion which was converted into four apartments in 1955. Formerly a significant family residence it currently presents a unique opportunity to re-create one of the finest houses in Boston Spa through a full programme of renovation works and the necessary planning consents being granted.

The combined overall gross internal floor area is circa 8000 sq ft. and would allow for the creation of a fabulous home that could have several reception and family rooms as well as bedroom suites and ancillary accommodation. As well as the house itself – the gardens are a blank canvas – with room for an orchard, a tennis court, entertaining spaces, a swimming pool and whatever else one may like to add to enjoy their home, all tucked away in total privacy behind a walled boundary to the high street!

For those wanting to create their own home, in their own style – this has got to be a nugget of gold!!

OUTSIDE

2 acres of private mature gardens and grounds.







ADDITIONAL INFORMATION

Environs

Boston Spa offers an excellent range of everyday facilities including a selection of shops, restaurants/ cafés, two tennis clubs, cricket club, a selection of pubs and a church. In addition, there are good schools nearby for children of all ages. More extensive daily facilities are available in the nearby towns of Wetherby and Harrogate and the recently upgraded A1(M) is within 1½ miles, providing easy access to the north and south as well as the surrounding towns and cities.

Planning

Initial discussions suggest that change of use from 4 apartments to a single dwelling will be favoured by the local planning authority but all parties are advised to make their own enquiries.

Services

We are advised that the property has mains water, electric and drainage. The central heating is gas fired.

Local Authority

Leeds City Council
www.leeds.gov.uk

Tenure

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

Directions

Fairseat is situated on the right hand side as you are just about to leave the village heading in the direction of Tadcaster

Viewing

Strictly through the selling agent:
Croft Residential, Pavilion 2000, Amy Johnson Way, York YO30 4XT

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High Street, Wetherby
Approximate Gross Internal Area

Flat 1 = 2618 Sq Ft/243 Sq M

Flat 2 = 1554 Sq Ft/144 Sq M

Flat 3 = 1065 Sq Ft/99 Sq M

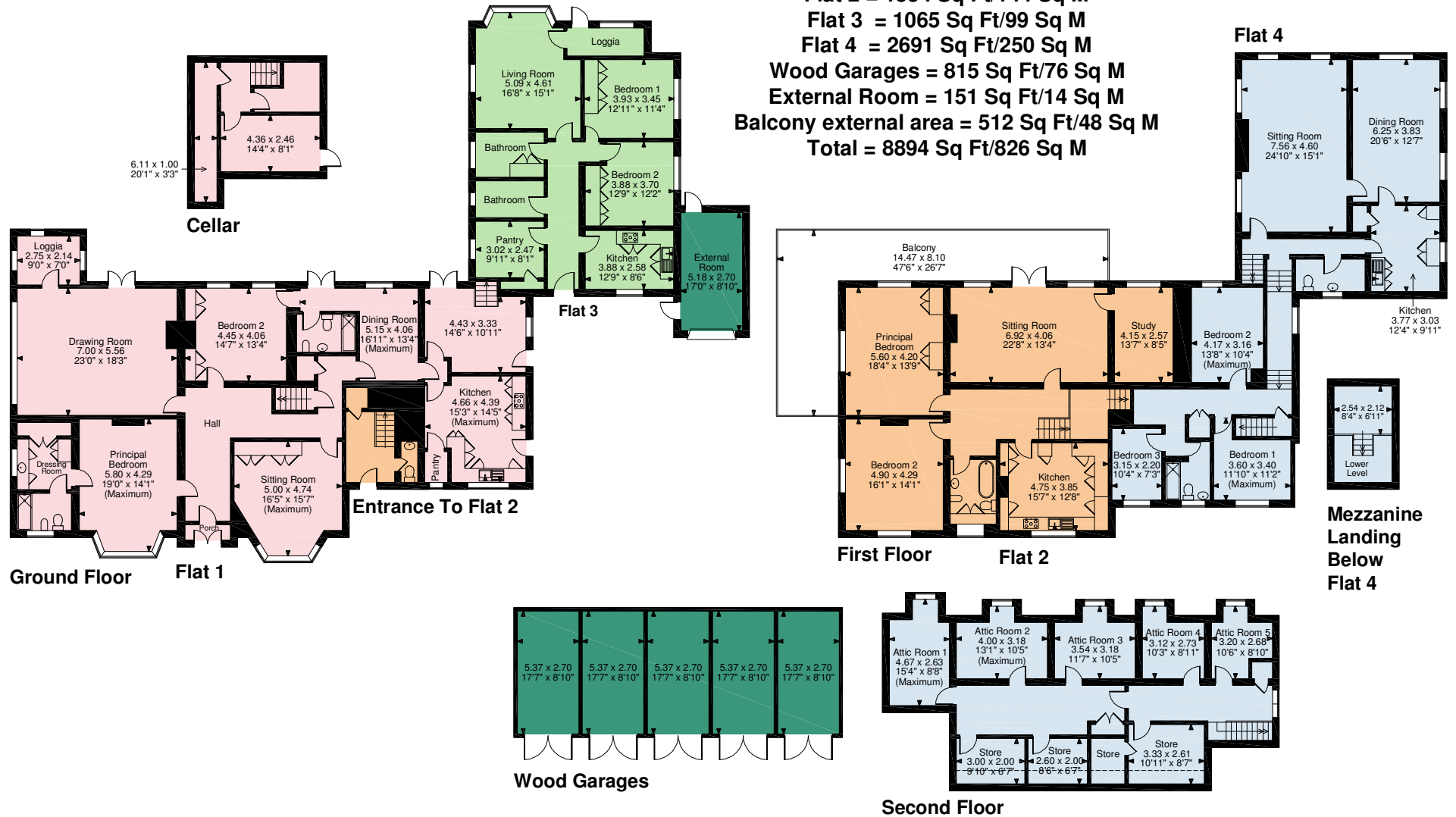
Flat 4 = 2691 Sq Ft/250 Sq M

Wood Garages = 815 Sq Ft/76 Sq M

External Room = 151 Sq Ft/14 Sq M

Balcony external area = 512 Sq Ft/48 Sq M

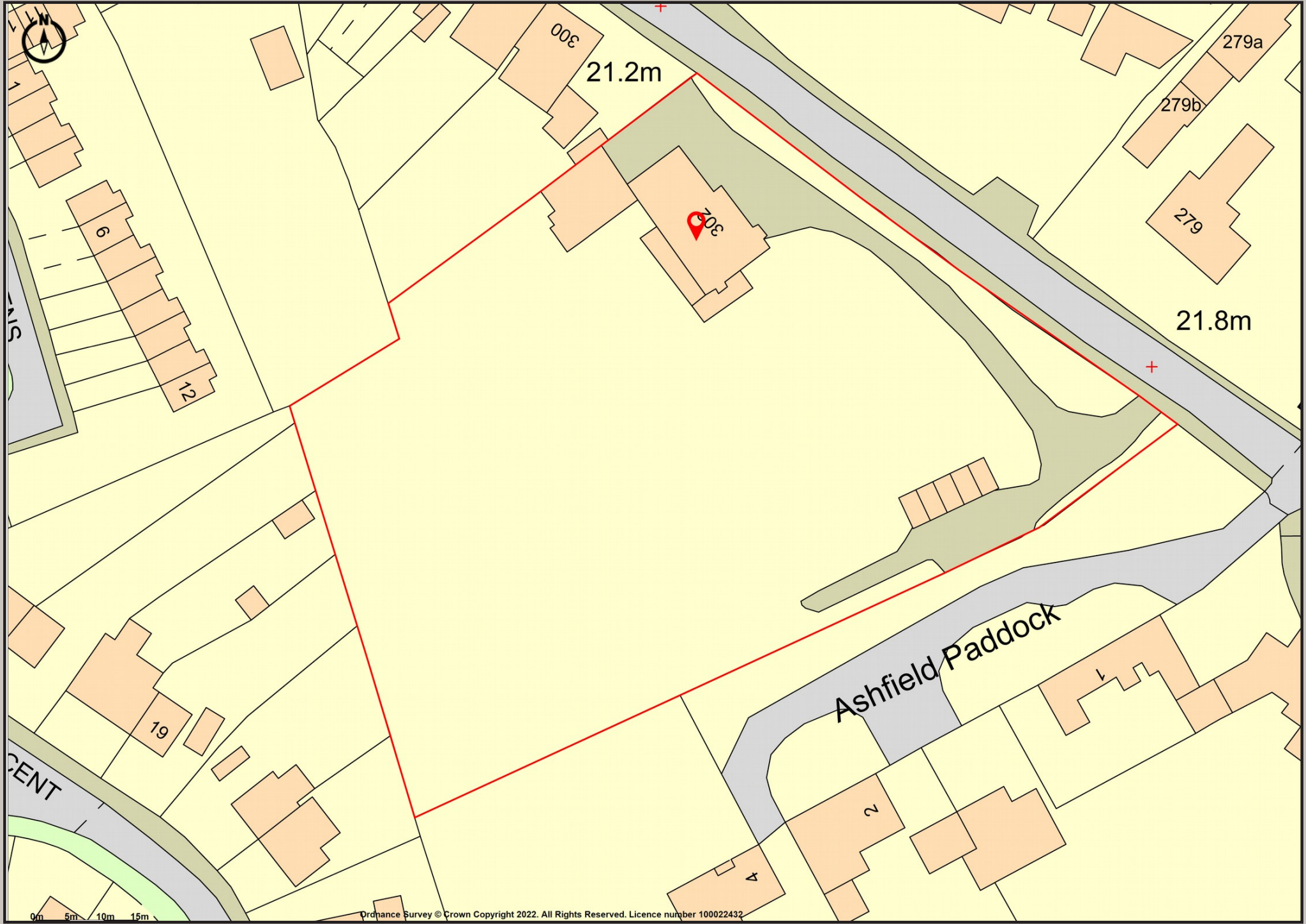
Total = 8894 Sq Ft/826 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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