14 Thorp Arch Mill occupies a lovely riverside setting between the popular and sought after villages of Thorp Arch and Boston Spa. Thorp Arch is served by a well known primary school, church and a popular public house. The neighbouring village of Boston Spa is only a short walk away and provides a full range of everyday facilities including a variety of shops, cafés, pubs/restaurants, church, a medical centre and a range of sports/recreational amenities. For the commuter, the A1(M) is within a couple of miles and provides access to Leeds city centre as well as other nearby commercial centres. Mainline rail services are available from York and Leeds and provide regular connections to London’s Kings Cross. Leeds/Bradford International Airport is 16 miles to the west.

14 Thorp Arch Mill is an attractive south west facing Grade II listed town house which forms part of an attractive former mill which was developed into a selection of individual homes and apartments in the late 1980’s. It features well proportioned and tastefully presented 3 bedroom accommodation and occupies an idyllic riverside setting amidst beautifully tended communal gardens overlooking the weir, river and woodland beyond.
In addition, there is a delightful patio garden to the rear of the house, cleverly developed out of the rock face, together with a car port and additional parking in the communal parking area to the front.

**Agents Note** The owners of the property are related to an employee of Carter Jonas

**Tenure** We are advised that the property is held on the balance of 150 year lease which commenced in 1990. The residents of Thorp Arch Mill own the freehold by virtue of Thorp Arch Management Company Ltd - each property owns a share in the management company.

The management company oversees the maintenance of the communal areas (general roof repairs, external decorating, garden maintenance) and is responsible for overall buildings insurance and water rates. The current annual service charge for 14 Thorp Arch Mill is £1,957.

**Directions to LS23 7DZ**

From the centre of Boston Spa, opposite Costcutter, proceed down Bridge Road. Proceed across the bridge and take the first turning on the left into Mill Lane. Follow the lane down through double wrought iron entrance gates. No. 14 is the second property along on the right.
14 Thorp Arch Mill, Mill Lane, Thorp Arch
Approximate Gross Internal Area
1,542 sq ft / 143 sq m

Ground Floor
- Guest Bedroom 4.16 x 3.49 (13'8" x 11'5"
  Maximum)
- Hall
- Utility Room 2.57 x 1.94 (8'5" x 6'4"
- Study 2.57 x 1.80 (8'5" x 5'11"

First Floor
- Breakfast Kitchen 3.73 x 3.53 (12'3" x 11'7"
- Dining Area 7.14 x 3.54 (23'5" x 11'7"
- Sitting Room
- To Patio Garden

Second Floor
- Bedroom 3 3.85 x 3.60 (12'8" x 11'10"
- Principal Bedroom 4.80 x 3.65 (15'9" x 12'0"
  Maximum)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8389214/SAK

IMPORTANT INFORMATION
The particulars are for general information purposes only and do not represent an offer of contract or
part of one. Carter Jonas has made every attempt to ensure that the particulars and other information
provided are as accurate as possible and are not intended to amount to advice on which you should
rely as being factually accurate. You should not assume that the property has all necessary planning,
building regulations or other consents and Carter Jonas have not tested any services, facilities or
equipment. Any measurements and distances given are approximate only. Purchasers must satisfy
themselves of all of the aforementioned by independent inspection or otherwise. Although we make
reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment
or acting on its behalf makes any representations warranties or guarantees, whether express or
implied, in relation to the property, or that the content in these particulars is accurate, complete or up
to date. Our images only represent part of the property as it appeared at the time they were taken.
If you require further information please contact us.