



Thorner Lodge







A Historic Rural Gem

This six-bedroom, 18th-century stone-built house lies in a charming West Yorkshire village only 8 miles from Leeds. Inside, windows and French doors with solid wood-panelled shutters flood the generous living spaces with natural light, while the rambling wrap-around garden gives way to a meandering beck and greenbelt open countryside beyond. The house also benefits from a separate stone-built garage block, a former mill, with first-floor rooms suitable for conversion to residential accommodation or a home office, subject to the necessary consent.

You'll discover this quintessential Yorkshire home in the small agricultural hamlet of Sandhills. From the quiet village road, wrought-iron electric gates open to a sweeping gravel driveway leading to a rear courtyard providing ample parking. Dating from the mid-18th century, the old York stone textile mill on the east side of the courtyard offers garaging for up to five cars.





Welcome Inside

Pause to admire the home's handsome stone exterior, with its pretty multi-paned windows and climbing plants, before entering a generous hallway full of natural light.

On your right, the lounge impresses with its huge dual-aspect windows, elegant coved ceiling, chandelier, calming décor and cream carpeting. A wooden mantelpiece and marble surround frame an open real-fuel fire, promising many cosy evenings in, while the in-built window seat creates a lovely book nook.









Elegant Entertaining

The rear of the house is filled with an enormous double reception room with abundant natural light streaming in through multiple large windows and two sets of French doors to the south-facing terrace. Joined by double doors, the spaces can be opened up for large parties or closed off for more intimate mealtimes in the dining room or gatherings by the roaring fire in the drawing room. Return to the hallway to find a spacious two-piece cloakroom with in-built storage, along with access to a cellar with a separate wine store room and workshop space.

Feast Your Eyes

Fitted with cream cabinetry topped with solid granite, the spot-lit breakfast kitchen faces the garden through a broad window. A high ceiling with painted beams adds to the airy feel, ensuring a relaxed atmosphere for cooking, aided by an integrated Siemens double oven, induction hob and extractor hood. There's also a concealed dishwasher and fridge-freezer here, with plenty more storage and workspace available in the adjoining large utility room, which offers direct access to the garden.





Retreat Upstairs

On the first floor, you'll discover six generously proportioned double bedrooms, three of which benefit from built-in wardrobes. All enjoy high, coved ceilings and large windows, most with window seats that capture spectacular rural views. They also have access to a family bathroom, likewise boasting serene vistas through a full width window.

The principal suite, lit by dual-aspect windows, features a fabulous dressing room with additional fitted wardrobes and a vanity table. Beyond, a traditional-style heated towel rail warms a spacious en suite with double pedestal basins and separate shower and bath.













Step Outside

Thorner Lodge is surrounded by established and private formal gardens with extensive lawns, sun-trap stone terraces, and a vegetable and soft fruit walled garden.

The front lawn continues north into a secluded arboretum dotted with specimen trees, creating a safe space for children to play, surrounded by year-round blooms including, snow drops, crocuses, camellia and many established roses. By May, the Copper Beech is in leaf, creating a stunning feature. Besides the fantastic stone-built old mill, you'll also find a greenhouse and a further stone outbuilding.

Bordered by a stone wall to the west and bounded to the southeast and northeast by a beck and greenbelt open countryside home to woodpeckers, kingfishers, herons, barn owls, and deer, the property is firmly rooted in the rural idyll in which it sits.

Out and About

Thorner is a charming Domesday Book West Yorkshire village. Situated between Leeds and Wetherby, within glorious and relatively unspoilt arable farmland. One of West Yorkshire's 'dark villages', dating back to Saxon times, Thorner was agriculture-based and developed a cottage textile industry.

These days, village life centres around two public houses, a deli and tearoom and a host of groups and societies catering for all ages. It's also home to a lovely church and the Victory Hall (a community space hosting everything from live music to comedy and beer festivals) a bowling green, football and cricket pitches and a tennis club.

You're just a few minutes' drive from many renowned golf clubs and equestrian facilities. The neighbourhood is also served by a network of public footpaths and bridleways providing off-road routes within the village and to adjacent parishes including Hetchell Wood Nature Reserve - perfect for dog walkers.

Nearby, the historic market town of Wetherby provides a wider range of supermarkets, boutique shops, and retail hubs.









Travelling Around

Thorner enjoys excellent transport links, making it a great choice for commuters and those who love to explore. Near the A58 and A64, it provides quick access to Leeds city centre, York, and A1(M) and M1 motorways. Thorner sits on the Leeds to Harrogate bus route which passes through Boston Spa and Wetherby, while Leeds station offers fast services to London, Manchester, and beyond. Leeds Bradford Airport is approximately 30 minutes away by car.

Schools

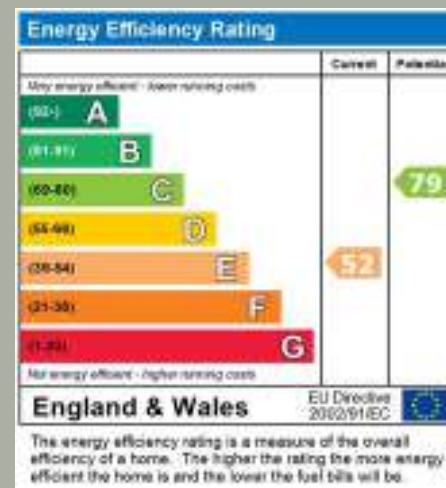
Families in Thorner benefit from access to highly regarded schools, including the Ofsted-rated 'Good' Thorner Church of England Primary School at the heart of the village. Within a 10-minute drive, you'll also find 'Outstanding' schools such as Roundhay School (primary and secondary), Boston Spa Academy and The Grammar School at Leeds. For further education, Leeds boasts several top-rated colleges and universities.





The Finer Details

- Gas central heating
- Mains water and drainage
- Freehold
- Leeds City Council
- Council tax band H
- EPC rating E





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Thorner Lodge, Sandhills, Thorner, Leeds, LS14 3DE

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hello@rutleyclark.co.uk

01924 729292