



INGLENOOK, EAST KESWICK LS17

NORTH  
RESIDENTIAL

# Stunning family home in the heart of the premium village of East Keswick.

1 Inglenook is an impressive and beautifully presented four bedroom, stone built family home. Boasting an excellent position within the village of East Keswick with open countryside on your doorstep.

Dating back to the early 1800's and forming part of the historic street scene of the village, the property now boasts a wonderful mix of contemporary charm and character throughout, including oak beams and an original fireplace.

This truly individual period cottage is perfectly placed within striking distance of a renowned primary school, village hall, local pub, excellent transport links and the A1 (M).



**Tenure**  
Freehold

**Local Authority**  
Leeds City Council

**Council Tax Band**  
F

**EPC Rating**  
D







## Property Description.

An impressive reception room with exposed beams, feature fireplace with log burning stove and plantation shutters - provides a separate sitting and dining area with front aspects towards Main Street, a lobby area also leads to a small private study.

A cleverly designed inner hallway accommodates useful storage along with a utility room and separate ground floor cloakroom.

To the rear of the property is a fantastic and well-appointed living kitchen diner, central breakfast bar, integrated appliances and plenty of room for a large dining table – this space is perfect for entertaining with friends and family and provides direct access to the garden areas.

A split level first floor landing leads to a fantastic principal bedroom with vaulted ceiling, exposed beams and a spacious ensuite bathroom.

There are three further double bedrooms one of which has its own dressing room - all are serviced by a house shower room.

Outside the property is approached via a gated side driveway, providing off street parking for a number of vehicles and access to the stone built detached garage/ storage - This has been cleverly converted to provide useful storage, along with adjacent versatile home office/ garden room.

A unique feature is the generous plot offering a delightful and fully enclosed rear garden with perfectly placed patio seating, level lawn with established planted beds and mature tree lined boundaries providing a high degree of privacy – an ideal garden for all manner of outdoor activities including games with the family and hosting outside garden parties with friends.



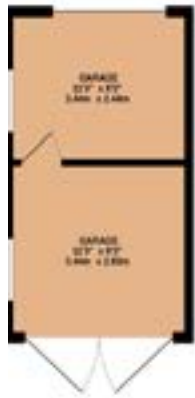
## Services

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

## Directions (LS17 9EU)

Proceeding from Wetherby and out of Collingham on the A659 Harewood Road, turn left on Crabtree Lane and enter the village of East Keswick on Whitegate, 1 Ingle Nook will be found at the junction with Main Street and Lumby Hill identified on the left hand side by our For Sale board.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated January 2024. Photographs and videos dated January 2024.

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