



THE COTTAGE, LEATHLEY, LS21

GUIDE PRICE £1,195,000



A charming detached family home boasting a private garden and countryside views.

The Cottage, is an impressive and beautifully presented stone built family home, dating from the 17th Century. Boasting an elevated position, giving additional privacy and fantastic open countryside views.

Having been the subject of a programme of renovations, the property has been sympathetically modernised throughout and offers, stylish interior décor and high-quality fixtures and fittings, along with an abundance of charm and character, with original beams, fireplaces, mullioned windows, wooden plantation shutters, a private landscaped garden, garage, home office and plenty of storage – redefining luxury living.

Nestled within the charming and picturesque village of Leathley, enjoying a rural village lifestyle, with country walks on your doorstep, whilst perfectly placed within proximity of renowned primary and secondary schools, the market town of Otley and the spa towns of Harrogate and Ilkley, along with excellent road transport links to Leeds, the A1 (M) and Leeds Bradford airport (5.8 miles).



Tenure
Freehold

Local Authority
Harrogate Council

Council Tax Band
G

EPC Rating
E









Property Description.

Offering flexible and well-proportioned accommodation over two floors, the property in brief comprises;

To the front of the property are two fantastic reception rooms: a dual aspect sitting room with stone mullion windows, window seats on all aspects and a feature fire surround with open fire.

Dining room with views to the front, window seating and exposed inglenook fireplace.

Adjacent to the dining room is a warm and welcoming hallway, with double height ceiling, w/c and galleried landing.

To the rear of the property is a phenomenal open plan sitting dining/ kitchen designed by Clarity Arts with a range of wall and base units, including a central island with breakfast bar, AGA, Belfast sink, modern integrated appliances, wine fridge, plenty of room for a dining table or a cosy place to relax along with log burning stove – a set of french doors lead directly out to a paved patio, with the mature and privately enclosed garden beyond.

To the first floor is a generous galleried landing, with built in storage, master suite with windows to ever aspect, enjoying stunning garden views, fitted dressing area and a modern en suite shower room.

A second sizeable double bedroom, with built in wardrobes and a 'secret door' that leads to the to the stylish en suite shower room. Two further well-proportioned bedrooms both serviced by a contemporary family bathroom with freestanding bath.

Services

We are advised the property has mains electricity, water and drainage. Oil fired central heating.





Outside

A secure entrance with electric gates leads to a generous flagstone driveway, with parking for numerous vehicles and access to the fantastic double garage. A number of large outbuildings, along with office/ utility room, offer plenty of storage.

Mature hedging surrounds the plot and offers great privacy and fantastic curb appeal to The Cottage.

Mainly laid to lawn with well stocked planted flower beds, box tree hedging, perfectly placed seating areas to follow the sun, parterre garden, summer house, far reaching views over open countryside and a large wrap around paved terrace.

The private outdoor space is thoroughly designed to enhance every moment, from peaceful mornings enjoying a cup of coffee and evening bbq's watching the sunset.

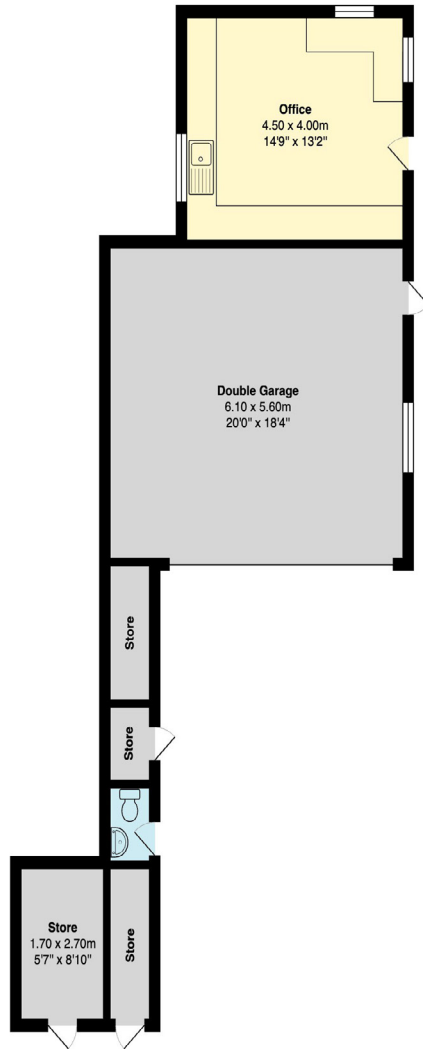
The seamless flow from the interior to the outdoor living space is superb and the garden is a perfect place to enjoy and entertain with friends and family.

Location (LS21 2LF)

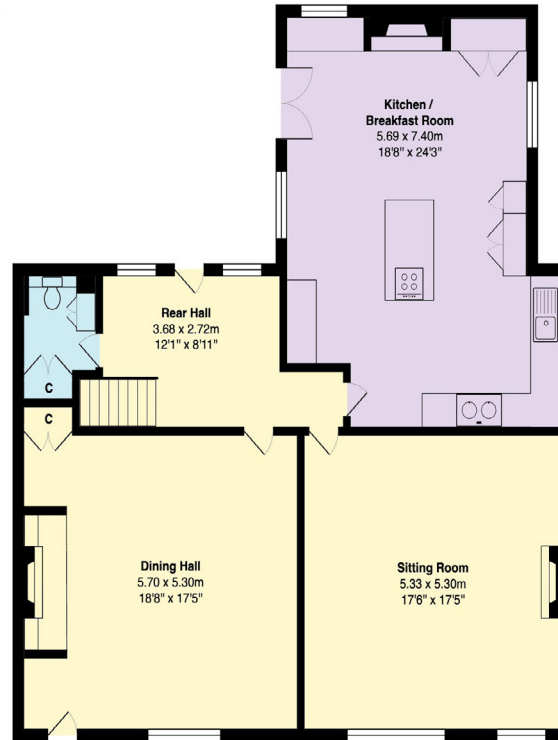
Leathley is a charming village, with its picturesque countryside, quaint cottages, and thriving community spirit - perfect for those looking to escape to the countryside yet within close proximity to, the market town of Otley, which has a range of shops and restaurants. The Victorian spa towns of Harrogate and Ilkley, provide comprehensive shopping and recreational facilities including, restaurants, bars, public houses, a theatre and cinema; more extensive amenities are available in Leeds. The A1(M) gives direct access to the north and south of the country, Weeton station offers regular services to regional centres including Leeds with links to London Kings Cross, and Leeds Bradford Airport is within 5.8 miles drive.

The area also offers a wide range of state primary and secondary schooling together with a good selection of independent schools including Ghyll Royd, Ashville College, Gateways, Brackenfield and Harrogate Ladies' College.

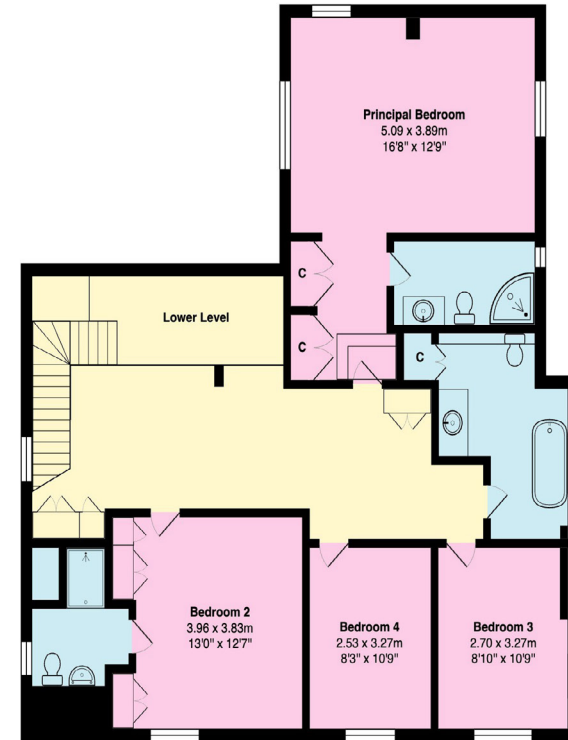




The Cottage, Stainburn Lane, Leathley
Main House internal area 2,326 sq ft (216 sq m)
Double Garage internal area 368 sq ft (34 sq m)
Stores & Office internal area 336 sq ft (31 sq m)
Total internal area 3,030 sq ft (281 sq m)
Quoted Area Excludes External C/B



Ground Floor



First Floor

HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

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 October 2024. Photographs and videos dated October 2024.

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