



## HEATHER COTTAGE

MOOR LANE, EAST KESWICK, LEEDS LS17 9ES

OCCUPYING A PRIME POSITION WITHIN ONE OF THE REGION'S MOST SOUGHT AFTER VILLAGES, IS THIS MOST CHARMING THREE BEDROOM STONE BUILT COTTAGE.

**Price Guide: £450,000**

FOR SALE BY PRIVATE TREATY





## LOCATION

Occupying a most pleasant position within the heart of the most sought after village of East Keswick, this most charming cottage has been sympathetically appointed and retains much of the buildings original character. Enjoying views across East Keswick village and countryside beyond, the property is within easy commutable distance of Wetherby, Harrogate and Leeds.

## DESCRIPTION

This most wonderful home has been sympathetically appointed to the very highest standard, displaying most charming accommodation throughout. On approaching the property the discerning purchaser is greeted via a formal entrance way which opens into a fabulous dining hallway. Further accommodation to the ground floor includes a charming sitting room which features an exposed stone fire place with inset wood burning stove and exposed timber beams, a marvellous hand crafted kitchen, guest bedroom/study, a modern fitted shower room and useful utility. To the first floor there are three well-proportioned bedrooms and a stunning house bathroom which boasts plentiful space, facilitating a four piece suite which includes a spacious walk in shower and separate free standing bath.

Accessed via a sweeping driveway, the gardens of this home lie predominately to the side of the property and have been delicately planned and landscaped to ensure the thorough enjoyment of this peaceful village. A large, detached single garage also provides further parking and storage facility.

East Keswick retains a high level of popularity as a direct result of its strong community spirit and close proximity to delightful open countryside. The immediate area is further well served by numerous sporting facilities including golf courses and swimming pool, sports clubs, shops and schools, whilst providing easy access to the market town of Wetherby, Harrogate and Leeds, with the national motorway network also within easy reach. A fabulous property and one that must be viewed!

## ADDITIONAL INFORMATION

### Tenure

The tenure of the property is understood to be freehold.

### Services

The property has all mains services connected to the property.

### Special Note

The mention of any appliances or services within these particulars does not imply that they are in full working condition.

### Wayleaves, Easements and Rights of Way

The property is sold subject to all Rights of Way, public and private, which may affect the property.

### Viewing

The property may be viewed strictly by appointment only by prior arrangement with Lister Haigh on 01423 860322





