



Renton
& Parr

Premium

CYGNET HOUSE | MAIN STREET NORTH | ABERFORD | LEEDS |
WEST YORKSHIRE | LS25 3AA

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Wetherby 8 miles, Leeds 10.7 miles, Selby 14.7 miles, York 15.8 miles, A1 0.4 miles (all distances approx.)

A landmark former coaching inn beautifully refurbished and converted into an excellent three bedroom family residence, together with adjacent annexe on two floors

Cygnnet House forms part of the former Grade II listed Swan Hotel, parts of which we understand date back to 1650 with the majority of the property dating from the mid-19th century.

Planning permission was obtained in 2015 to convert the property into two highly individual homes of significant proportions with Cygnnet House and annexe extending to over 3400 sq ft, excluding the cellars and store room above the double garage.

The building has been sympathetically restored using only natural conservation approved products including lime render and lime pointing and the property has been fully rewired and now benefits from Timber Wise timber treatment and damp proof membrane throughout with ten year warranty. Internally the accommodation includes two reception rooms and a superb 27ft⁷in living dining kitchen with a range of integrated appliances and underfloor heating. In addition, there is a utility room and useful basement area with two vaulted cellars.

On the first floor, three double bedrooms with en-suite shower room and wardrobe to the master bedroom and luxury house bathroom.

Engineered solid oak floors are a feature of the ground floor and carpets have been fitted to first floor accommodation. Gas fired central heating is installed with underfloor heating to the kitchen, utility and downstairs cloakroom. Whilst the property benefits from all the comforts associated with modern day living standards the original beamed ceilings have been retained creating a wonderful ambience.

To compliment the main accommodation there is a substantial annexe converted on two floors suitable for a multiple of uses, subject to obtaining necessary planning approval including living space or home office, playroom/entertaining. Oak internal doors throughout both house and annexe.

A landscaped garden area links the two. The property shares a traditional cobble set entrance through electric timber gates with Swan House giving way to Indian sandstone cobbled sets leading round to parking space and a double garage with storage above.

The property occupies a prominent elevated position within the village conservation area being well situated for easy access to the A1 north and south bound and the A64 provides direct links to Leeds and York.





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ABERFORD

Aberford is an attractive rural village with a wide range of amenities, which include a primary school, and regular bus services. It is approximately 1 mile from the A1, A64 and A1/M1 link road. Also within easy car commuting distance of Leeds and York. The village has many buildings of interest including St Ricarius Church, The Almshouses, Becca Hall and Parlington Hall and is surrounded by ancient wood and parkland. Many miles of foot and bridle paths cross the village at the centre of which is an interesting stone bridge spanning Cock Beck. The national trunk road network is accessible from the nearby A1 and M62, A1/M1 link road. Main line rail connections are available at Garforth (4 miles) and Leeds/Bradford Airport is within easy reach by car in approximately 40 minutes. Comprehensive shopping and sports facilities are all within a 20 minutes drive. These include several golf courses a swimming pool, squash and cricket clubs. The village supports its own Bowling and Tennis Clubs and has its own Association Football Team.

DIRECTIONS

Proceeding south along the A1/A168 as far as the A64 junction. Follow the signs for Aberford proceeding down Main Street North and the property is identified on the right hand side on the corner with Cattle Lane and Main Street, identified by a Renton & Parr for sale board.

THE PROPERTY

A substantial village property sympathetically and fully refurbished following the closure of this landmark

building in 2015 when planning and listed building consent was obtained for residential use.

The developers have painstakingly undertaken a project which has now resulted in two fabulous homes benefiting from high insulation qualities for a property of this age with all comforts associated with modern day living standards.

The accommodation in further detail giving approximate room sizes comprises :-

GROUND FLOOR

IMPRESSIVE FRONT ENTRANCE DOOR

Radiator, LED ceiling lighting, alarm panel, double glazed window to rear, turned staircase to first floor. Access to cellar.

CLOAKROOM

White stylish suite comprising low flush w.c., vanity wash basin with cupboard under, tiled floor, extractor fan, LED lighting.

LOUNGE

19'7" x 11'1" (5.97m x 3.38m)
Including impressive display bay to front with double glazed sash windows, T.V. point, radiator, fireplace with oak mantle, stone hearth and contemporary wood burning stove.

SITTING ROOM

13'3" x 10'3" (4.04m x 3.12m)
Double glazed sash window to front, radiator, fireplace with stone mantle and

hearth, telephone point.

SUPERB LIVING DINING KITCHEN

27'7" x 14'4" (8.41m x 4.37m) overall
With white high gloss fitted kitchen units, granite worktops including breakfast bar and matching splashbacks, underset one and a half bowl stainless steel sink unit with telescopic mixer tap, integrated appliances including twin Neff 'slide and hide' ovens, Kenwood fridge freezer, dishwasher, Neff ceramic hob with extractor hood above, wine cooler, pull-out drawers, range of base and wall cupboards, feature high vaulted ceiling with exposed beams and trusses, three Velux windows, T.V. point and double glazed sash windows to two sides, patio door to sheltered outdoor patio area, ideal for entertaining.

UTILITY ROOM

6'8" x 5' (2.03m x 1.52m)
With matching granite worktops, white high gloss wall and base cupboards, space for automatic washing machine and tumble dryer, underset sink unit with mixer taps.

Door leading down to :-

BASEMENT AREA

With :-

TWO VAULTED CELLARS

13'6" x 8'11" (4.11m x 2.72m) and 13'6" x 11'2" (4.11m x 3.4m)

FIRST FLOOR

LANDING

A modern stylish radiator, double glazed

sash window overlooking rear garden, LED ceiling lighting, loft access.

MASTER BEDROOM

14'9" x 14'7" (4.5m x 4.44m)
Double glazed sash window to front, T.V. point, modern style radiator.

WALK-IN WARDROBE

5'9" x 4'10" (1.75m x 1.47m)

EN-SUITE SHOWER ROOM

Walk-in shower, low flush w.c., vanity wash basin with drawers under, part tiled walls and floor, chrome heated towel rail, LED ceiling lighting, extractor fan, wall mirror.

BEDROOM TWO

17'2" x 13'10" (5.23m x 4.22m) overall
With display bay to front with double glazed sash windows, modern stylish radiator, T.V. point.

BEDROOM THREE

13'3" x 12'2" (4.04m x 3.71m)
Double glazed sash window to front, modern stylish radiator, T.V. point.

LUXURY HOUSE BATHROOM

13'10" x 5'6" (4.22m x 1.68m)
Tiled walls and floor, four piece suite comprising enclosed bath, vanity wash basin with drawers under, low flush w.c., walk-in wet-room style shower cubicle, chrome heated towel rail, LED ceiling lighting, double glazed window, wall mirror, illuminated mirror above sink.



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TO THE OUTSIDE

ANNEXE

Suitable for a variety of uses and comprising;

GROUND FLOOR

FUNCTION ROOM

36' 10" x 14' 7" (11.23m x 4.44m) overall
Having entrance door, barn style double glazed window, two radiators, LED ceiling lighting, sink unit with cupboards under, staircase to first floor with cupboards under.

FIRST FLOOR

36' 10" x 15' 1" (11.23m x 4.6m) overall
Ideal games room or home office with exposed ceiling beams and trusses, two double glazed windows to front, three radiators. An abundance of power points.

WASH ROOM

Low flush w.c., pedestal wash basin, radiator, double glazed window, extractor fan.

OUTDOOR AREA

To the rear of the property there is an enclosed and designated garden area, landscaped with lawn and bark borders, Indian sandstone paving and "sunken" patio area with Yorkshire stone.

DOUBLE GARAGE

18' 2" x 15' 1" (5.54m x 4.6m)
With twin electric up and over doors.
Retractable ladder to :-

USEFUL STORE ROOM ABOVE

15' 1" x 18' 2" (4.6m x 5.54m)

GARDEN

Enclosed stone walled landscaped garden, outside security lighting.

COUNCIL TAX

To be assessed.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services, fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

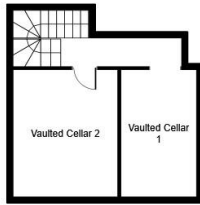
Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings etc photographed are included in the sale.

VIEWING

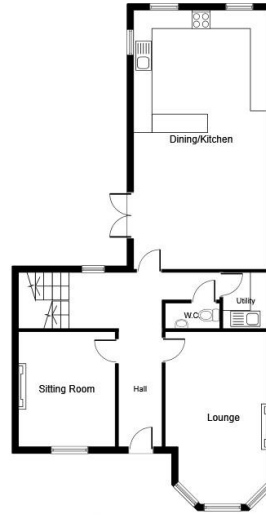
By appointment with the Chartered Surveyors, Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Brochure prepared October 2017





Cellar



Ground Floor



First Floor



Annex Ground Floor



Annex First Floor

Cygnets House, Main Street, Aberford, LS25 3AA

NOT TO SCALE For layout guidance only



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Renton & Parr

47 Market Place, Wetherby, West Yorkshire LS22 6LN

T: 01937 582731 | F: 01937 587578 | E: sales@rentonandparr.co.uk | W: rentonandparr.co.uk



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