



### BEDROOM THREE

13' x 6' 8" (3.96m x 2.03m)

Double glazed window to rear. Used by the current owners as a dressing room.

### BATHROOM

A three piece white suite comprising enclosed bath with shower above and tiled surrounds, low flush w.c., vanity wash basin with cupboards under, marble tiled floor, double glazed window, radiator, linen cupboard.

### TO THE OUTSIDE



There is an attractive central courtyard garden of good size mostly paved with "cottage-style" planting. The rear garden offers covered porch area and log store, paved area's and raised vegetable and flower beds with large wooden shed and greenhouse. Views over surrounding countryside are an added bonus. Parking for up to two cars

at the rear and further parking at the front of the property. Calor-gas storage tank.

### COUNCIL TAX

Band F (from internet enquiry).

### SERVICES

Mains water and electricity we understand are connected. LPG gas fired central heating. Septic tank drainage.

### 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, furniture 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

Details prepared January 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		37   F
1-20	G	15   G	



## Hunsingore ~ Manor Cottage, Church Street, LS22 5JD

A charming detached period cottage revealing delightful period features having been skilfully linked to the annexe at the rear around an attractive central courtyard garden. Further gardens to the rear and open countryside views, this deceptively spacious property can only be fully appreciated by an internal inspection.

- Versatile accommodation with no less than 6 reception rooms
- Four bedrooms including one on the ground floor
- Stunning 45ft kitchen with granite worktops and open plan living area
- Potential living area for elderly relatives or teenagers
- Delightful courtyard garden and further garden to rear with parking



**6 Recep 4 Beds 1 Bath 2 Showers (1 En-suite)**

**£700,000 OFFERS OVER FOR THE FREEHOLD**

### MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731  
sales@rentonandparr.co.uk  
rentonandparr.co.uk

*Premium*

All-round excellence, all round Wetherby since 1950

## HUNSGORE

An unspoilt village situated ½ mile from the A1 and providing easy access for commuting to Harrogate, Leeds and York. Surrounded by delightful countryside with views over towards York and the Minster. Wetherby is some 3 miles to the south, where more comprehensive facilities are available. There is a rail link at nearby Cattal linking Harrogate and York.

### DIRECTIONS

Proceed out of Wetherby along Deighton Road and then north on the A168 to Walshford. Proceed along the bridge over the A1 and continue into Hunsingore village, taking the second turning on the right before leaving the village. The rear entrance is approximately 100 yards on the right hand side identified by a Renton & Parr for sale board. Alternatively the property can be accessed off Church Hill.

### THE PROPERTY

A rare opportunity to purchase a charming period cottage quietly situated in the village of Hunsingore some four miles from Wetherby town centre. The original property dates back to the 1800's and has been more recently renovated and extended to incorporate 45ft living/dining kitchen, together with a rear annexe set around an attractive central courtyard garden.

The deceptively spacious accommodation which extends to almost 2500 sq ft has the advantage of versatile living with no less than six reception rooms which could be utilised for a number of different purposes. There are four bedrooms, three of which are located on the first floor and one on the ground floor which makes this an ideal family home and equally suitable for elderly relatives or teenagers looking to benefit from annexe style living.

The accommodation benefiting from LPG fired central heating and replacement double glazed windows in further detail giving approximate room sizes comprises :-

### LOUNGE

15'11" x 10'10" (4.85m x 3.3m) overall



With front entrance door, staircase to first floor, double glazed window with window seat, dressed stone fireplace with wood burning stove, ceiling beams, two radiators. Understairs storage cupboard.

### T.V. ROOM

13'10" x 10'6" (4.22m x 3.2m)

Double glazed window with window seat, exposed ceiling beams, six wall light points, radiator.



### LOBBY

18'x 6' 9" (5.49m x 2.06m)

Two double glazed windows, exposed ceiling beams, radiator.

### INNER HALL

With external entrance door.

### STUDY

8'4" x 6'10" (2.54m x 2.08m)

Double glazed windows to two sides, ceiling beams, radiator, wall light point.

### DINING ROOM

14'6" x 12' (4.42m x 3.66m)



Double glazed French doors to private rear garden, exposed ceiling beams, two wall light points, radiator, decorative fireplace and hearth with gas fire.

### CLOAKROOM

Low flush w.c, corner wash basin with tiled splashback, radiator.

### LIVING/DINING KITCHEN

45'8" x 10'3" (13.92m x 3.12m)



An excellent room well lit with double glazed windows to one wall including French doors to a delightful courtyard garden, LED ceiling lighting, two radiators, excellent range of modern wall and base units including cupboards and drawers to kitchen area, granite worktops and up-stands, underset stainless steel sink unit and mixer tap, integrated appliances including dishwasher, fridge and freezer, Range Master cooker with hood above, island bar with cupboards and drawers, Pelmet lighting, space for table and chairs.

### UTILITY ROOM

7'5" x 7'4" (2.26m x 2.24m)

Plumbing for automatic washing machine, Worcester gas fired central heating boiler, work surfaces and wall cupboards and shelving.

### RECEPTION HALL TO REAR

11'7" x 9'10" (3.53m x 3m)

Having vaulted ceiling, radiator, double glazed entrance door.

### SITTING ROOM

12'4" x 11'8" (3.76m x 3.56m)

Vaulted ceiling, double glazed window overlooking rear garden, radiator.

### BEDROOM FOUR

12'9" x 11'7" (3.89m x 3.53m)

With vaulted ceiling, fireplace with wood burning stove, double glazed window.

### SHOWER ROOM

With white suite comprising walk-in shower with tiled surrounds, low flush w.c., twin sink and mixer taps, tiled floor, double glazed window.

### FIRST FLOOR

#### LANDING

With loft access.

#### BEDROOM ONE

13'1" x 11'8" (3.99m x 3.56m)

Double glazed windows to two sides, ceiling beam, radiator, raised storage cupboard.



#### EN-SUITE SHOWER ROOM

A four piece suite comprising shower cubicle, low flush w.c., twin sinks set in marble tiled top with cupboards under, radiator, shaver socket, double glazed window.

#### BEDROOM TWO

13'8" x 11'8" (4.17m x 3.56m)

Double glazed windows to front and side elevation, radiator, fitted wardrobes with louvered doors.