

open farm fields, fenced for privacy and security down both sides, together with two garden sheds.

Stone flagged patio and further walled area to the rear of the study overlooking adjoining farmland. Log store.



COUNCIL TAX
Band C (from internet enquiry).



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.
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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 February 2022

Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		



Wetherby ~ Glebe Cottage, Boroughbridge Road, LS22 5HQ

A charming stone built detached period cottage dating from mid 1800's enjoying an enviable semi-rural position within walking distance of Kirk Deighton village with outlook over farmland and easy access onto the A1 bypass. Commercial opportunities available including dog care, café bar etc (subject to planning).

- Ground floor open plan living dining area with kitchen off
- Two/three bedrooms and bathroom
- Planning approval for first floor side and rear extension 21/01895/FUL - providing additional bedroom, en-suite and house bathroom
- Games room, fitted bar and open barn
- Enclosed private garden

£580,000 OFFERS OVER FOR THE FREEHOLD



1 Recep



3 Beds



1 Baths



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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Premium

All-round excellence, all round Wetherby since 1950

KIRK DEIGHTON

Kirk Deighton is an unspoilt limestone village extremely conveniently located approximately one mile north of the busy market town of Wetherby well served by a wide variety of shopping, schooling, travel and recreational facilities. The A1 is also close by giving excellent access to all important centres such as Leeds, Bradford, York and Harrogate as well as convenience for travel further afield.

DIRECTIONS

Proceeding out of Wetherby along Deighton Road towards Kirk Deighton, follow the right hand road towards the A1 passing the football ground on your left hand side. At the roundabout take the first exit along the A168 and the property is situated on the left hand side identified by a Renton & Parr for sale board.

THE PROPERTY

A delightful two/three bedroom stone built period cottage with the benefit of planning permission for a first floor, side and rear extension. Plans and elevations are available on the Harrogate Borough Council website under reference 21/01895/FUL dated 6th July 2021 providing additional bedroom, en-suite and house bathroom.



In addition to the cottage there are a range of useful outbuildings including a utility and store and a converted games room, ideal for entertainment with fitted bar and pool room. Adjacent to which is an open barn capable of being enclosed with power laid on. There is also a lawned garden and two garden sheds. There is also the facility to provide on-site parking, if required, although additional parking is available outside the property.

Oil fired central heated and double glazed, the accommodation in further detail giving approximate room sizes comprises :-

GROUND FLOOR

ENTRANCE PORCH

With door leading to stunning open plan living dining kitchen area.

LOUNGE/DINING AREA

25'9" x 14'1" (7.85m x 4.29m) narrowing to 10' (3.05m) Having double glazed windows to two sides, exposed beams and rustic brick feature, solid oak flooring, three radiators, wood burning stove on a stone hearth, two window seats, staircase to first floor, door to rear.



KITCHEN AREA

12' x 10' (3.66m x 3.05m) Being well fitted with range of wall and base units including cupboards and drawers, island breakfast bar with NEFF oven and induction hob, one and a half bowl stainless steel sink unit and mixer taps, plumbed for dishwasher, integrated fridge and freezer, oak flooring, double glazed window, tiled sills, French door to walled low maintenance rear garden overlooking fields, LED ceiling lighting, radiator.



CLOAKROOM

Travertine tiled floor and low flush w.c., wash hand basin, chrome heated towel rail.

BOILER CUPBOARD

With Worcester oil fired central heating boiler.

STUDY/BEDROOM THREE

10'1" x 9'10" (3.07m x 3m) Oak flooring, double glazed window with tiled sill, radiator, French door to rear.

FIRST FLOOR

LANDING

With double glazed aspect window to rear.

BEDROOM ONE

10' x 10' (3.05m x 3.05m) Double glazed aspect window to front, radiator, built in cupboard.



BEDROOM TWO

11' x 9'3" (3.35m x 2.82m) Double glazed aspect window to front, beamed ceiling, built in wardrobe, recess, radiator.

BATHROOM

White suite comprising panelled bath, pedestal wash basin, low flush w.c, part tiled walls, chrome heated towel rail, oak flooring.



TO THE OUTSIDE

A double gated entrance (could be removed to create off-road parking, if required) leads to a gravelled courtyard space.

Range of stone outbuildings including :-

UTILITY

10' x 5' (3.05m x 1.52m) Having plumbing for automatic washer and space for tumble dryer, electric heater.

STORE ROOM

6' x 5' (1.83m x 1.52m) With light and power.

CONVERTED GAMES ROOM

Comprising :-

FITTED BAR

14'6" x 10' (4.42m x 3.05m) With built in bar and shelving, sink with hot and cold water, double glazed windows, electric heater. Leading to :-



POOL ROOM

18'2" x 11'5" (5.54m x 3.48m) Having electric radiators, two double glazed windows, separate door for access.

OPEN BARN

22'2" x 13'7" (6.76m x 4.14m) An open sided garden room with stone base and timber frame, power installed.



Patio area and generous size lawned garden overlooking