



WESTFIELD COTTAGE

Kirk Hammerton, York



A CHARMING FOUR BEDROOM DETACHED FAMILY HOME DATING BACK TO 1906

Offering spacious rooms with soaring ceilings, large gardens, a double garage,
and captivating countryside views from every window.

Summary of accommodation

Ground Floor: Entrance vestibule | Reception hall/study | Cloakroom/WC | Sitting room | Snug | Dining room | Kitchen/breakfast room | Utility room

First Floor: Principal bedroom with en suite shower room | Two double bedrooms | Small bedroom/office | Family bathroom

Distances: Wetherby 5 miles, Knaresborough 7 miles, York 9 miles, Harrogate 9.5 miles
(All distances are approximate)



SITUATION

Westfield Cottage enjoys a tranquil and secluded position, adjoining open fields on the edge of this highly sought-after village. Kirk Hammerton boasts an historic church, a well-regarded primary school, and excellent commuter links, being within easy reach of the A1/M motorway, providing direct access to Yorkshire's key commercial centres and beyond. The nearby Hammerton railway station offers swift connections to York, Knaresborough, and Harrogate, while Leeds Bradford Airport is conveniently accessible for both national and international travel.





THE PROPERTY

This beautifully proportioned period home, full of character and with stunning high ceilings throughout, presents a wonderful opportunity to create a truly special family residence. While it requires some modernisation, its generous room sizes and layout offer great scope to personalise and enhance.

A large reception hall, with an elegant double-height ceiling and attractive staircase, creates an immediate impression of space and grandeur, and provides ample room for a study area. Off the hall, a practical cloakroom/WC.

The inviting lounge, positioned at the rear, boasts views over the gardens and open countryside beyond. It features a charming stone-built fireplace with open fire, shaped coving to the ceiling, and patio doors that open seamlessly onto the garden. Adjacent is a cosy snug, perfect for relaxed evenings.

The formal dining room, located at the front of the house, offers generous proportions and opens directly into the kitchen, making entertaining effortless. The kitchen/breakfast room is fitted with a comprehensive range of white gloss units, contoured work surfaces, and part-tiled surrounds. Integrated appliances include a built-in single oven, microwave, fridge/freezer, and dishwasher. A white inset single drainer sink with mixer and filter taps sits beneath a window, inviting views of the surrounding countryside. There is ample space for casual dining and direct access to the utility room, equipped with plumbing for an automatic washing machine, space for a tumble dryer, and a wall-mounted boiler. A door from here leads to a rear porch.

Upstairs, the spacious landing leads to the master bedroom, which benefits from fitted wardrobes, bedside tables, and drawer units, alongside an en suite shower room with a coloured suite. Two further double bedrooms both feature fitted storage and vanity wash hand basins. A smaller bedroom, currently used as an office, and the family bathroom complete the first floor.





EXTERNALLY

Set back from a quiet lane, the property is accessed via double wrought iron gates leading to a private off-road parking area and a double garage, complete with a remote-controlled electric door, lighting, and power. A staircase within the garage leads to a fully boarded games room, ideal for storage, hobbies, or creative use. This space also presents an excellent opportunity for further development, with the potential to connect it to the first floor of the main house (subject to the necessary consents).





The enclosed front garden is designed for easy maintenance and bordered by a low wall. The expansive rear garden is a true highlight, mainly laid to lawn and beautifully complemented by mature trees, shrubs, well-stocked flower beds, and borders. A raised brick flower bed and a patio area provide the perfect space for outdoor entertaining, all enjoying complete privacy and framed by open countryside.

PROPERTY INFORMATION

Services: LPG central heating, mains electricity, water, and drainage via a water treatment plant

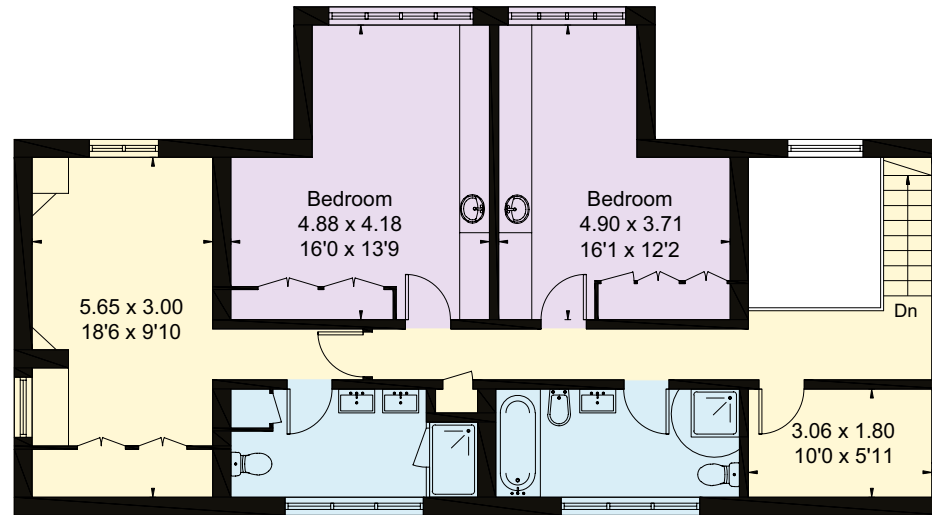
Local Authority: North Yorkshire Council

Tenure: Freehold

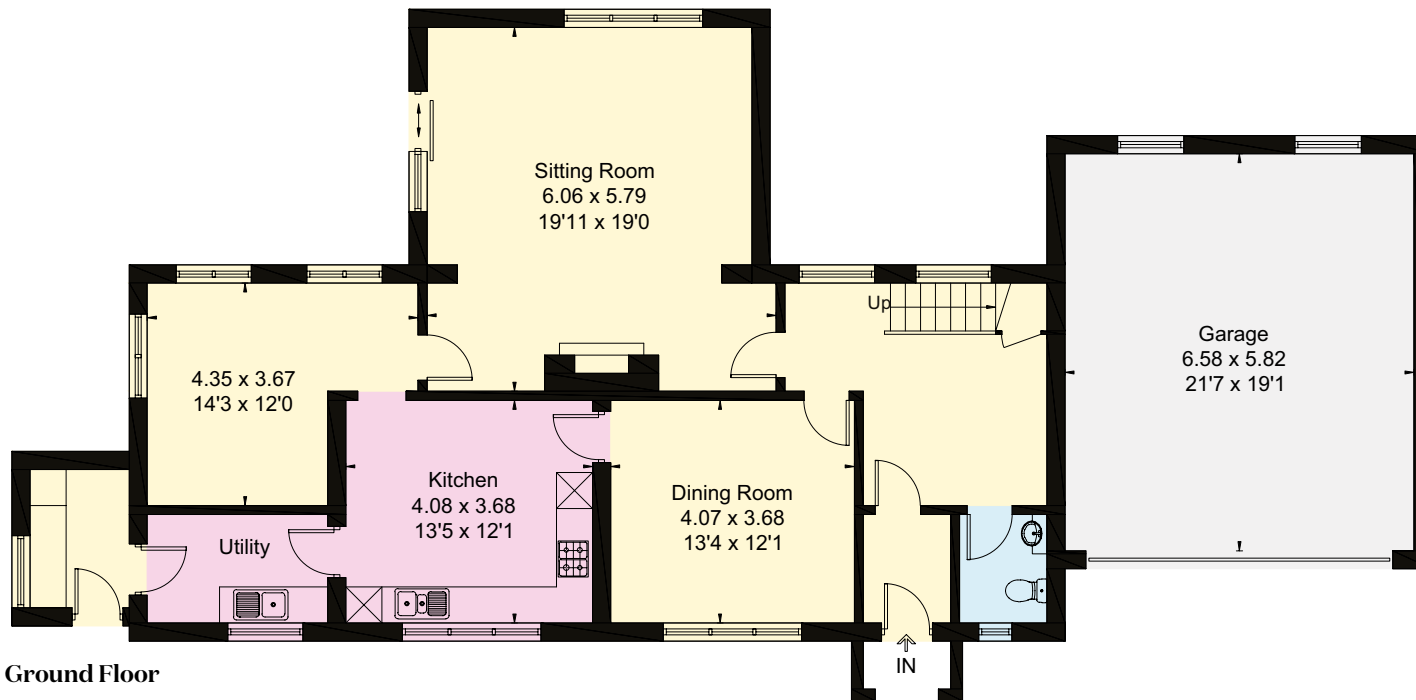
Council Tax: Band G

EPC: D





First Floor



Ground Floor



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Area = 202 sq m / 2174 sq ft (Excluding Void)
 Garage = 38.3 sq m / 412 sq ft
 Total = 240.3 sq m / 2586 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



I would be delighted
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