



KIRKFIELD COTTAGE CHURCH HILL LEEDS, LS14 3EG

£1,299,950
FREEHOLD

Monroe are proud to showcase Kirkfield Cottage...A beautifully presented 18th Century Grade II Listed former Coaching Inn, which has been thoughtfully restored and extended to create a truly perfect family home! Viewing are available by appointment only.

MONROE

SELLERS OF THE FINEST HOMES

KIRKFIELD COTTAGE CHURCH

- Substantial detached character property
- Eighteenth century former Coaching-Inn
- Abundance of reception rooms
- High specification, open-plan, kitchen diner
- 5 Bedrooms in total
- House bathroom, with Villeroy and Boch sanitary ware, and two en suites
- Electric gates
- Detached, two-storey garage
- Private gardens to the front and rear
- Highly sought-after village location



This beautifully presented 18th Century Grade II Listed former Coaching Inn has been thoughtfully restored and extended to create a truly perfect family home, and occupies an enviable position right in the heart of Thorner village on Church Hill! As you drive into the village, this stunning home is nestled behind private gates and a mature hedge line, offering a total private setting in a prime location.

The ground floor accommodates an abundance of reception spaces from which to entertain, including a living room, family room and snug all of which offer gorgeous feature fireplaces. There is also a large open-plan, dining-kitchen which is of a high specification, comprised of high-quality, hand-made units! Features include an integrated Miele microwave, Falcon range cooker, granite work tops and Marlborough stone-effect porcelain tiles which lead through into the orangery. Both the orangery and dining area provide direct access out onto the Terrace, ideal for summertime entertaining! The ground floor also features a fully-fitted utility room, W.C, study and two staircases leading up to the first-floor.

Upstairs, Kirkfield Cottage is light and airy throughout benefitting from large Yorkshire sliding sash windows and wide hallways with fantastic exposed beams. The property accommodates five well-proportioned double bedrooms including a beautiful primary suite, comprised of a bedroom with another gorgeous

fire-place, dressing area and fully-tiled en suite with a large walk-in shower. There is also a fabulous family bathroom and en suite to the second bedroom, both of which boast Villeroy & Boch sanitary ware.

Externally, this one-of-a-kind home boasts a large garden which hosts an array of mature trees and shrubs, and even a detached two-storey garage which would make a perfect home office or workshop! The garden enjoys total privacy and also features electric gates to both the front of the garage and an additional driveway, offering ample parking. There is also a private garden to the front of the property which gives a lovely sense of entrance!

Viewing is essential to truly appreciate all the fantastic features this home has to offer... to arrange your viewing and avoid disappointment, call Monroe.

ENVIRONS

Conveniently located close to Wetherby, Leeds and York, and easy access to the A58, A1 and the East Leeds Orbital Road, Thorner offers fantastic connectivity combined with a rural, idyllic setting. This home is nestled in the heart of the village on Church Hill and is just a very short walk to many local amenities located on Main Street. Equally, this semi-rural spot is just a short drive from the popular market town of Wetherby

and the village of Boston Spa.

REASONS TO BUY

- Substantial, gated, detached character property
- Peaceful village location
- Large, private garden
- Period features combined with high specification modern additions
- 5 double bedrooms including a gorgeous primary suite
- 4 Reception rooms
- Ample parking
- Double-storey garage, ideal for a home office!

SERVICES

We are advised that the property has mains water, electricity, and gas.

LOCAL AUTHORITY

Leeds City Council

TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

KIRKFIELD COTTAGE CHURCH



