



MILNTHORPE COTTAGE WETHERBY ROAD BRAMHAM, LS23 6RE

£775,000
FREEHOLD

A fantastic four bedroomed detached family home set within 1/3 of an acre! Extensive parking and a fully converted double garage that would make the perfect annex all within a large garden, all within the popular village of Bramham. To book your viewing call Monroe!

MONROE

SELLERS OF THE FINEST HOMES

MILNTHORPE COTTAGE

- Beautifully presented character home
- Four spacious bedrooms
- House bathroom, shower room, and an en-suite
- Open-plan reception space with log burners and period features
- Recently fitted kitchen with integrated appliances
- Large, landscaped gardens to the front and rear
- Fabulous outbuilding with kitchen and w/c
- Sought after location



Formally two cottages dating back to 1890 Milnthorpe Cottage oozes charm and character. This detached family home in the heart of Bramham village offers four bedrooms, versatile reception spaces, a newly fitted kitchen, a fabulous outbuilding, and expansive gardens.

As you approach you are immediately impressed by the large, cobbled driveway and manicured front garden which leads to the front door. The bright entrance hall has bespoke fitted furniture providing plenty of storage for coats and shoes and leads to the rest of the accommodation on the ground floor. The downstairs reception space is divided into a dining area and a cosy lounge, boasting original beams, log-burning stoves, fitted cabinetry, and shutters to the windows. The recently installed bespoke kitchen has inset Belfast sinks, Quartz worktops, integrated appliances, and a range cooker. The kitchen leads into a bright snug which has underfloor heating and double doors onto the rear garden. There is also a useful utility room and modern w/c on the ground floor.

Upstairs offers four bedrooms. The principal bedroom boasts a cast iron fireplace and a fabulous recently fitted en-suite that has a free-standing bath and walk-in shower. There are a further two double bedrooms, a beautifully fitted shower room, a house bathroom, and a single bedroom currently used as a dressing room with fitted wardrobes.

One of the standout features of this home has to be the 460sq ft outbuilding which boasts skylights, a fitted kitchen, w/c, and bi-folding doors onto the garden. The current owner uses this as a home gym, but it could be used for a variety of purposes or an impressive home office!

Externally, there are beautiful gardens to the front and rear totaling a third of an acre and including patio areas for alfresco dining and a children's play area. To the front is a cobbled drive providing plenty of parking and an EV charging point.

To book a viewing of this wonderful family home, call Monroe.

ENVIRONS

Its proximity to the A1M means Bramham is well-poised for commuting and connecting to major motorways. With the popular market town of Wetherby and the vibrant village of Boston Spa on the doorstep, there is also a fabulous selection of bars, pubs, and eateries to choose from along with all the amenities required for convenient living.

REASONS TO BUY

- Beautifully presented character home
- Four spacious bedrooms

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SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

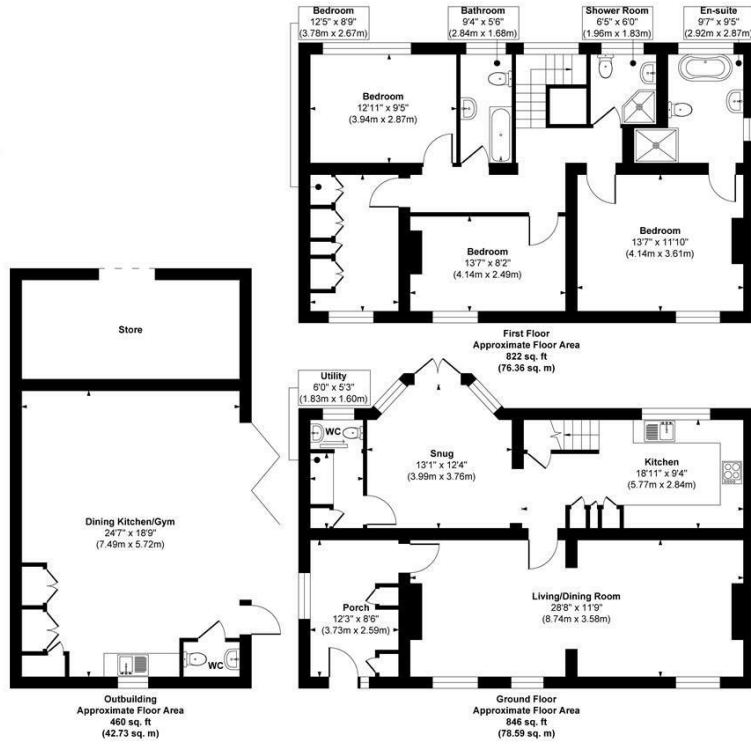
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

MILNTHORPE COTTAGE





Approx. Gross Internal Floor Area 2128 sq. ft / 197.68 sq. m (Including Outbuilding)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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