



Assbridge Lodge, Cattle Lane, Aberford, LS25 3BN



Key Features

- Four bedroom detached home
- Period charm with contemporary living
- Set in approximately 0.4 acres
- Stunning dining kitchen with Quartz worktops
- Living room featuring a wood burning stove
- Two further reception rooms
- Four bedrooms and two bathrooms
- Landscaped grounds with wraparound garden
- Detached summer house/home office
- Gated access, carport & EV charging point



This beautiful four bedroom detached home seamlessly blends charming period features with contemporary living, set in approximately 0.4 of an acre.





Upon entering, the hallway leads to a guest W.C. with fitted storage cupboards. An inner door leads to the stunning dining kitchen which offers the perfect space to entertain with contemporary units, Quartz worksurfaces, a striking central island with breakfast bar and some integrated appliances. The room is flooded with natural light with windows overlooking the garden, two Velux windows and double doors to one of the patio areas. The utility room is adjacent to the kitchen and is a well equipped with additional storage and plumbing for a washing machine and tumble dryer.

The living room is a beautiful space, with a wood burning stove and double doors leading to the garden. There are two further reception rooms; a dining room which is currently is use as a study/playroom and a separate snug with a multi fuel fire and an original door.

Stairs lead to the first floor to three generous double bedrooms. The principal bedroom, with triple aspect windows, has been tastefully decorated with fitted wardrobes and an ensuite shower room. A contemporary family bathroom features a three piece suite with a bathtub, overhead shower, washbasin and W.C.

A further staircase leads to the second floor with a fourth bedroom and a versatile space perfect as a playroom or study.

Set in approximately 0.4 of an acre, this unique property offers a wraparound plot with a number of carefully planned and designed seating areas to enjoy the sun at all times of day. There is a raised patio area, vegetable patches, a pond and a clearing which is ideal for a fire pit and children's play area. There are a number of outbuildings including a detached summer house, providing ideal home office space, and four additional outbuildings, including a former stable, offering further potential.

The property is accessed via an electric gate which leads to secure off-street parking which can accommodate multiple vehicles and there is a double carport with an E.V. charging point.

Aberford is a popular village lying around 7 miles to the south of Wetherby and just 10 miles from Leeds City Centre. There is a pub, church, village hall with community café and primary school. The village has superb communication links with easy access to the nearby A1(M), regular bus services and trains in the nearby villages of Garforth and Micklefield. Lotherton Hall, a popular tourist attraction, is a beautiful country estate of eight acres with a wildlife park, walled garden, two playgrounds and a café and is within close proximity.

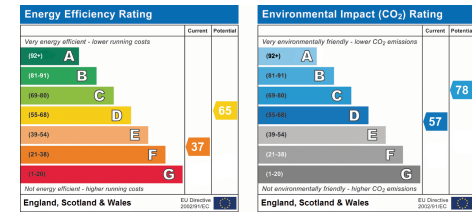
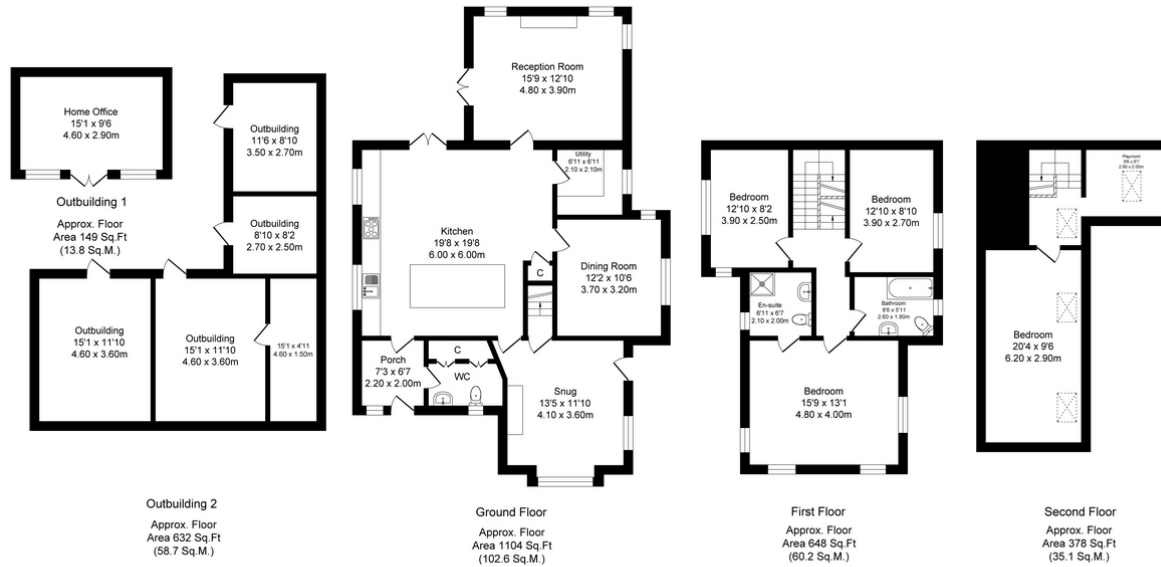
SERVICES: We are advised that the property has broadband, LPG heating, mains electricity and a private septic tank.



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Total Approx. Floor Area 2911 Sq.ft. (270.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Tenure Type: Freehold
Council Tax Band: F
Council Authority: Leeds City Council

