



Church Street | | LS29 0QS

Guide price £600,000

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Watersmeet House

Church Street |

Addingham | LS29 0QS

Guide price £600,000

An exceptionally rare opportunity to acquire a landmark property enjoying a stunning outlook towards St Peters Church. With beautiful gardens that lead down to Town Beck, detached double garage and off-street parking, Watersmeet House is a true 'one-off'.

With three bedrooms and an impressive amount of living space, this charming property is bursting with character and is now in need of modernisation.

- Exceptionally Rare Opportunity
- Beautiful Gardens & Detached Double Garage
- Secluded Yet Convenient Location
- Stunning Outlook

With gas central heating, the accommodation comprises:

Ground Floor

Covered Entrance

Entrance Hall

9'0 x 3'6 (2.74m x 1.07m)

With pine flooring and including a boot room that houses the boiler.

Cloakroom

6'8 x 3'2 (2.03m x 0.97m)

With a hand wash basin and w.c.



Nestled within a peaceful area towards the lower part of Addingham, Watersmeet House offers a sense of tranquility whilst being within a brief stroll of Main Street.



Kitchen

10'10 x 10'5 (3.30m x 3.18m)

Comprising base and wall units with coordinating work surfaces. Provision for appliances, four ring electric hob, stone tiled floor and windows to two sides.

Dining Area

13'8 x 10'7 (4.17m x 3.23m)

With pine flooring and a window to the front elevation. An opening leads to:

Study

10'8 x 10'6 (3.25m x 3.20m)

Including a feature fireplace with stone hearth, pine floor and an outlook over the garden towards St Peters Church.

Living Area

21'11 x 15'8 (6.68m x 4.78m)

With a full height vaulted ceiling featuring exposed beams, the inviting living area includes a feature fireplace with brick surround and stone hearth, pine flooring and a view towards the playing field. French doors lead out to a paved seating area.

Galleried Landing

With exposed beams and a useful airing cupboard.

Bedroom

12'3 x 10'7 (3.73m x 3.23m)

An ample double bedroom featuring exposed beams and a dual aspect.

Bedroom

12'1 x 9'3 (3.68m x 2.82m)

A second double bedroom with windows to two sides, offering a view towards Beamsley Beacon.

Bedroom

9'1 x 6'5 (2.77m x 1.96m)

With exposed beams and an outlook towards the playing field.

Bathroom

6'3 x 5'5 (1.91m x 1.65m)

Comprising a bath, hand wash basin and w.c.

Outside

Double Garage



Left Hand Side

20'1 x 7'4 (6.12m x 2.24m)

Accessed either via a timber door top the front or a single door to the side. Currently utilised as a workshop and including a wood burning stove.

Right Hand Side

20'1 x 8'0 (6.12m x 2.44m)

Accessed via a timber door to the front.

Potting Shed

Located to the side of the garage.

Garden

A standout feature of Watersmeet is the exceptional, mature garden the features an array of colourful flowers, mature tress, shrubs an elevated paved seating area and a pond.

Driveway

A gravelled driveway provides off-street parking.

Please Note

The extent of the property and its boundaries are subject to verification by inspection of the title deeds. The measurements in these particulars are approximate and have been provided for guidance purposes only. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. The internal photographs used in these particulars are reproduced for general information and it cannot be inferred that any item is included in the sale.

Mobile Signal/Coverage

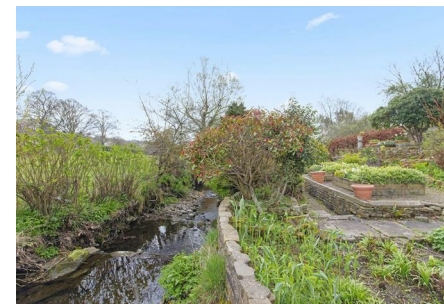
The mobile signal/coverage in this area can be verified via the following link: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

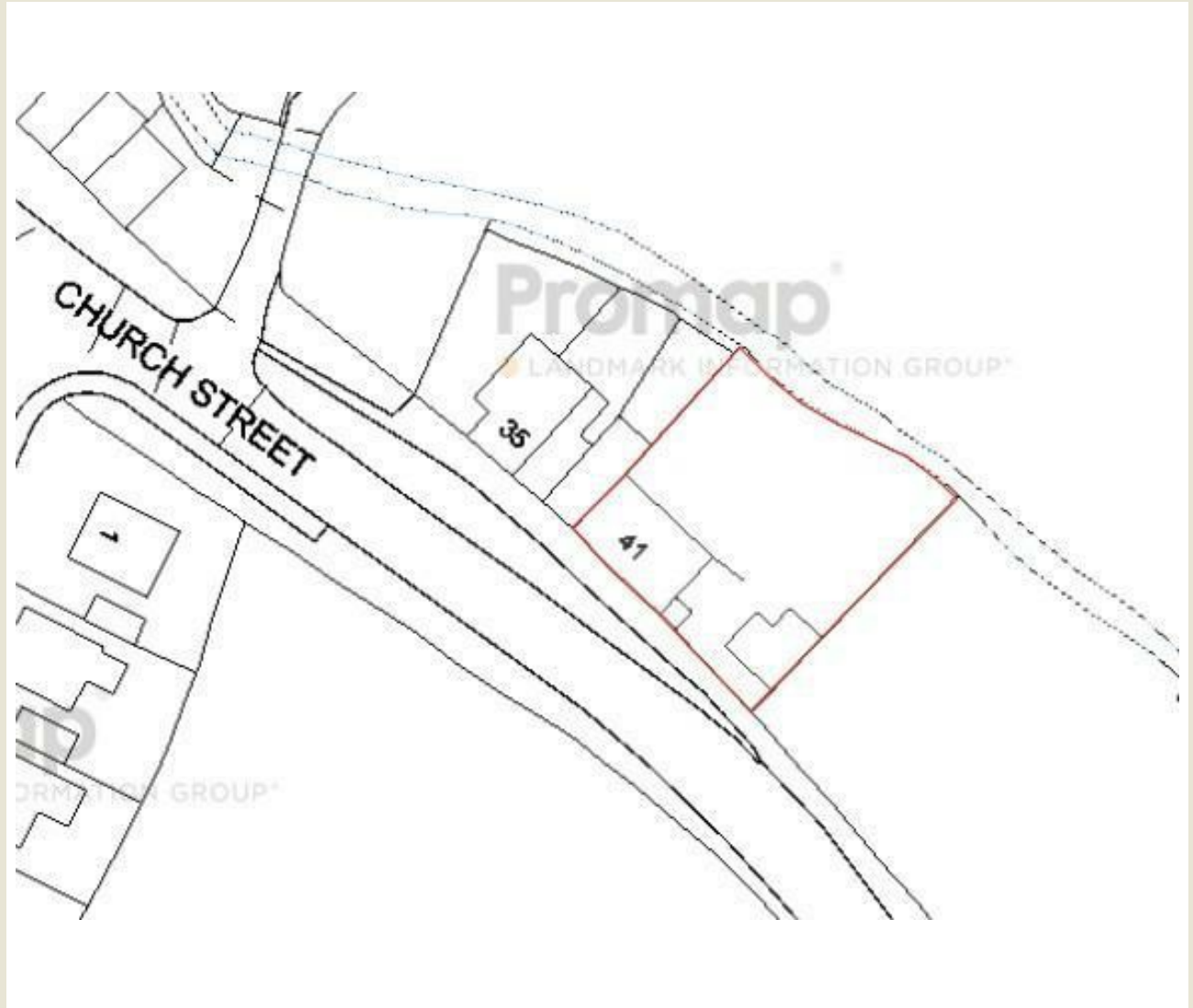
MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017

Money Laundering Regulations (Introduced June 2017). To enable us to comply with the expanded Money Laundering Regulations we are required to obtain identification from prospective buyers once a price and terms have been agreed on a purchase. Please note the property will not be marked as sold subject to contract until the appropriate identification has been provided.



The outstanding garden features colourful flower beds, mature shrubs and trees, paved seating areas and a view over Town Beck, towards St Peters Church.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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