



Hillam Lane | Hillam | LS25 5HW

£600,000

Three bedroom detached cottage | Council Tax Band E | EPC Rating F

Emsleys | estate agents

OVER 2 ACRES. CHARMING FEATURES. OUTBUILDINGS WITH POTENTIAL. PANARAMIC VIEWS.

A rare opportunity to purchase a remarkable detached cottage originally two homes, now one situated in a sought-after location admired for its lush green spaces and walking routes. Set with well over 2 acres and having garage, stable block/hayloft and ample parking. This property is a real charmer with a number of unique features that enhance its appeal.

The house comprises three bedrooms along with two well-appointed bathrooms, one of which is a ground floor shower room, offering utmost comfort and convenience. The property further benefits from two generously proportioned reception rooms, providing an ideal space for relaxation and entertaining guests. The kitchen is fully fitted and updated, ensuring the smooth facilitation of your culinary endeavours. One of the key assets of this property aside from the land and space is its unique features. It includes an enchanting fireplaces that adds a touch of warmth and character to the home. Additionally, the house includes ample parking facilities, affording the convenience of secure and private vehicle storage. The property also boasts an immense beautiful garden with well over 2 acres, offering a serene and tranquil outdoor space where one can unwind and enjoy the surrounding greenery and panoramic views. The addition of outbuildings provides supplementary storage or workspace, adding to the property's versatility.

Located in an area renowned for its picturesque green spaces and walking routes, this property offers an opportunity to enjoy a blend of country charm and modern living standards. The house is set in a location that is highly desired, offering a peaceful yet convenient lifestyle. In conclusion, this detached home presents a perfect opportunity for those seeking a harmonious blend of elegance, comfort and location. The property invites you to enjoy a lifestyle defined by peace, convenience and charm.

Ground Floor

Entrance Hall

Composite double glazed entrance door, stairs to first floor and doors to both reception rooms.

Dining Room 4.27m x 4.24m (14'0" x 13'11")

Having a focal fireplace with multi fuel cast iron fire,

continuation of units from kitchen with worksurfaces and matching upstand. Integrated fridge and space for large freezer. Concealed unit with plumbing in washing machine. PVCu double glazed window to front and two to side aspect, radiator and open recess to kitchen.

Kitchen 2.62m x 6.76m (8'7" x 22'2")

Having a range of wall and base units with complimentary worksurfaces and matching upstand, one and half bowl sink and drainer with mixer tap, space for cooker, integrated dishwasher, PVCu double glazed window to rear aspect, feature recess floor to ceiling PVCu double glazed window overlooking garden and panoramic view to rear. Radiator, rear composite stable door, door to lounge, stairs to landing, cupboard under stairs, pantry/cloak, and shower room. Open recess to dining room.

Shower Room 2.06m x 1.80m (6'9" x 5'11")

Having a modern suite comprising a large shower enclosure, pedestal wash hand basin and push flush WC. PVCu double glazed window to rear aspect, extractor fan and chrome electric heated towel warmer.

Lounge 3.96m x 3.99m (13'0" x 13'1")

Feature fireplace with cast iron solid fuel fire which also is the main source for heating and hot water. PVCu double glazed window to front aspect and side aspect with central heating radiator.

First Floor

Landing

PVCu double glazed window to rear aspect with panoramic view and over rear garden, radiator, single glazed window to side aspect and doors to all rooms.

Bedroom 4.29m x 4.20m (14'1" x 13'9")

PVCu double glazed window to front aspect with far reaching view, radiator, walk-in wardrobe, focal cast iron fireplace with mosaic tiled hearth and timber floorboards.

Bedroom 3.96m x 3.99m (13'0" x 13'1")

PVCu double glazed window to front with far reaching view and radiator.

Bedroom 2.08m x 4.17m (6'10" x 13'8")

PVCu double glazed window to rear aspect with panoramic view and radiator .

Bathroom 1.79m x 3.03m (5'10" x 9'11")

Comprising a modern roll top bath with chrome feet, pedestal wash hand basin and low flush WC. Radiator and PVCu double glazed window to rear aspect with view and timber floorboards.

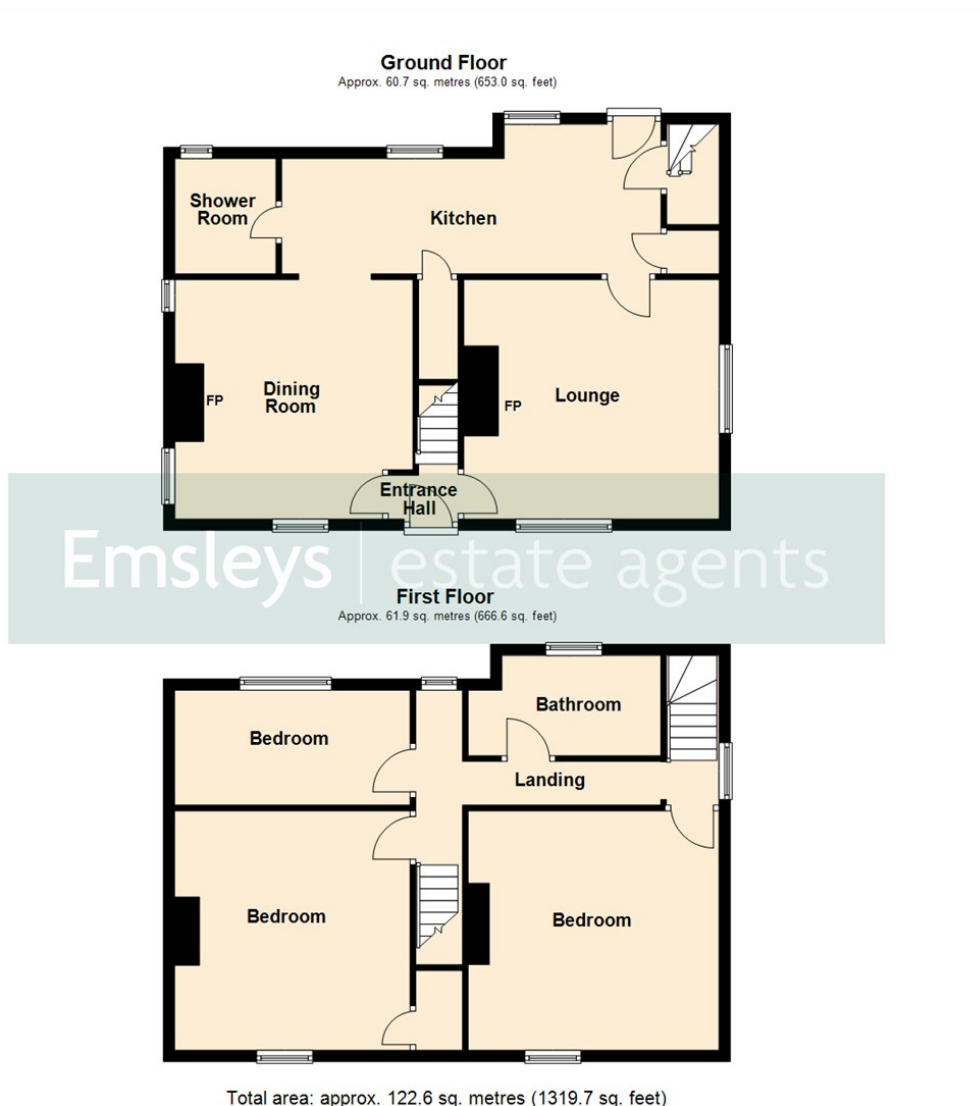
Exterior

Set on an exclusive plot with well over 2 acres having a separate stable/hayloft with garage and store outbuilding. Panoramic views and countryside envelope this charming home with ample parking to two access drives finished to the front with a white picket fence.

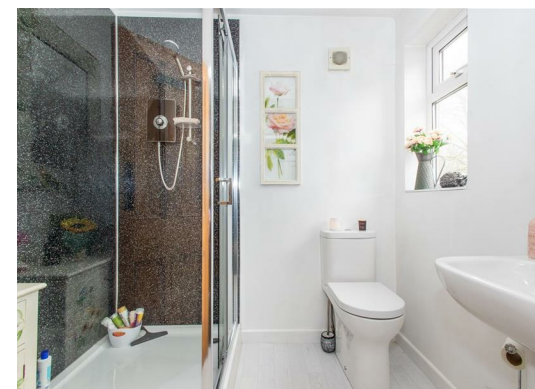
Utilities

Having solid fuel central heating with immersion heater, private septic tank, mains water and electricity.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



4 Wolsey Parade | Sherburn In Elmet | Leeds | LS25 6BQ
t: 01977 680088 www.emsleysestateagents.co.uk

Emsleys | estate agents