



Holme Farm Cottages Holme Farm Lane, Wothersome, Wetherby,

- THREE BEDROOM SEMI-DETACHED HOUSE
- RENOVATED BY THE CURRENT OWNERS
- SMALL PADDOCK

- BREATHTAKING VIEWS
- BEAUTIFUL GARDEN
- EPC RATING - C / COUNCIL TAX BAND - C

Offers Over £495,000



Holme Farm Cottages Holme Farm Lane, Wothersome, Wetherby, LS23 6NA

DESCRIPTION

Nestled in the charming village of Wothersome, Wetherby, this delightful three-bedroom semi-detached house at Holme Farm Cottages offers a unique opportunity for those seeking a tranquil lifestyle. The property is set in a picturesque location, surrounded by the beauty of the countryside, yet conveniently close to local amenities.

Upon entering the home, you are welcomed by a practical porch, ideal for storing shoes and coats, ensuring a tidy entrance. This leads you into a modern kitchen, which is both stylish and functional. The kitchen is equipped with a range of contemporary wall and base units, complemented by integral appliances including a fridge freezer, dishwasher, oven, and an induction hob. This setup makes it a joy for anyone who loves to cook and entertain.

The sun room, currently utilised as a dining area and snug, is a standout feature of the home. It boasts stunning views over the lush countryside and the beautifully maintained garden, making it an ideal space for both relaxation and entertaining. Imagine enjoying your morning coffee while basking in the natural light that floods this lovely room.

The lounge boasts a stunning brick-exposed fireplace adorned with an elegant oak beam. This beautiful focal point creates a warm and welcoming atmosphere, ideal for cosy evenings spent with family and friends.

As you ascend to the first floor, you will find two spacious double bedrooms. The first bedroom, which overlooks the front of the property, is filled with natural light. The second double bedroom, with views of the serene rear garden, provides a tranquil space for relaxation. Additionally, there is a good-sized single bedroom that overlooks the side of the property, perfect for a home office.

As you approach the house, you will be greeted by a striking exterior that is sure to impress. The property boasts a private driveway with gates, providing both security and convenience. The rear garden is a true highlight, offering a generous space that is thoughtfully divided with a small paddock, making it perfect for pet owners or those wishing to indulge in a bit of gardening. Imagine enjoying sunny afternoons in your own tranquil oasis, surrounded by the stunning countryside that envelops the home.

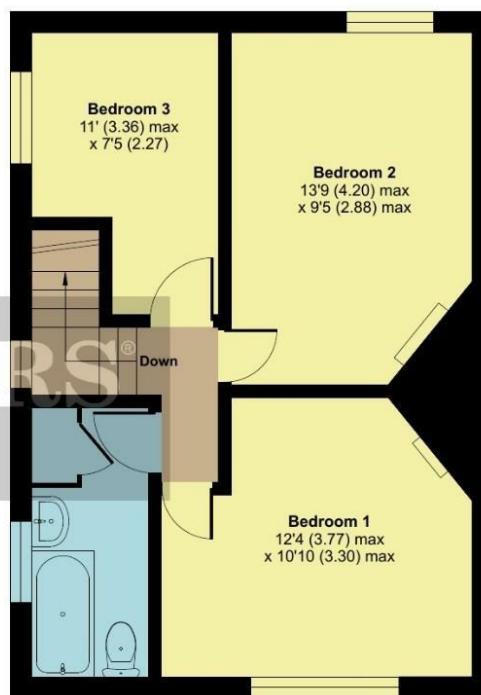
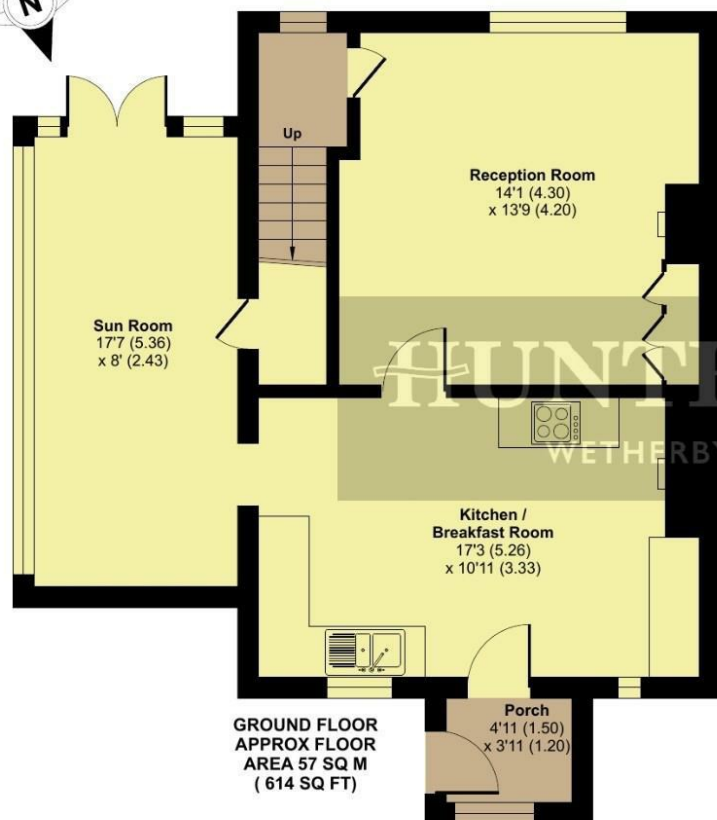




Holme Farm Lane, Wothersome, Wetherby, LS23

Approximate Area = 1049 sq ft / 97.4 sq m

For identification only - Not to scale



**FIRST FLOOR
APPROX FLOOR
AREA 40.4 SQ M
(435 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Hunters Property Group. REF: 1271600

Viewings

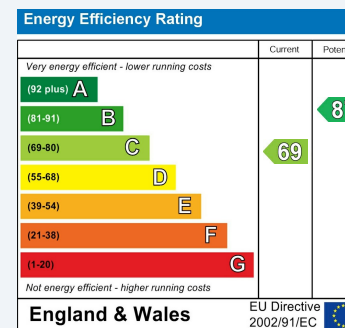
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



5a Market Place Wetherby, LS22 6LQ

Tel: 01937 588228 Email: wetherby@hunters.com <https://www.hunters.com>

