



Applegarth Cottage Main Street, Hillam

Offers Over £650,000

- Detached Stone Built Family Residence
- Impressive Kitchen With Island
- Home Office in Garage
- Comprehensively Renovated & Extended
- Two Separate Living Rooms
- Grounds of 0.13 Acre
- Formal Dining Room
- 4 Bedrooms (En-Suite to Bed 1)
- Viewing Essential

An exceptional detached stone built family residence, of significant appeal occupying good grounds with a separate converted home office.

Applegarth Cottage was purchased by the present owners in early 2015 as a tired former farmhouse, built in the 1800's. Since then they have undertaken a comprehensive programme of renovation which has seen the house significantly extended, reconfigured and the entire building refurbished, whilst restoring many original features of the house.

In 2020, planning permission was granted for a two-storey extension to the side elevation to create an additional sitting room and principal bedroom suite to the first floor. Given the age and history of the property, the owners carefully focused on an extensive and sympathetic restoration of the property, having many original features blending the history of the house with modern day living.

The renovation project was incredibly successful, and the owners did not leave a stone unturned. In summary the works included: A two storey extension, new gas central heating system, double glazed windows, new flooring, kitchen and bathrooms and the whole property plastered throughout. The garage was also converted into a home office with power and lighting supplies.

The expansive accommodation on the ground floor is particularly adaptable and flows well, combining both family and more formal rooms centred around the attractive oak staircase, creating a real sense of space.

The property welcomes you through a solid oak front door into an entrance hallway having a ground floor cloakroom/wc to the left and oak staircase leading to the first-floor accommodation. The entrance hallway and wc was part of a two storey extension, carried out before the present owners in approximately 1980.

Positioned left of the hallway is a formal dining room, being well proportioned and complemented by an original exposed brick fireplace with a multi fuel burning stove and double glazed window to the front elevation with window seat.

Located adjacent to the dining room is an impressive kitchen, comprising a bespoke handmade kitchen with sage green units to two sides fitted with gold oval handles and solid oak work surfaces. There is a central island with space for surrounding chairs, in addition to a built-in dishwasher, Rangemaster cooker and Belfast sink. There are double glazed windows to the front and side elevation, along with a side door and further tall matching units ideal for storage, a TV aerial point and has plumbing for a washing machine.

The ground floor accommodation is further enhanced by two separate living rooms, both equipped with beautiful exposed brick fireplaces, multi fuel stoves fitted centrally and TV aerial points. The first sitting room off the entrance hallway has some impressive original features, such as the fireplace and wooden beams. This room can be occupied for a variety of purposes, including a snug, play room or home office depending on the individuals requirements.

Forming part of the two storey extension, the second sitting room is without doubt the hub of the home, enjoying 225 sq. ft. of generous space with an abundance of natural lighting through two windows to the side elevation and two to the front. An exposed stone feature wall as you walk in provides character, along with a multi fuel stove positioned within an exposed brick surround fireplace, along the side wall. This room is most often used for unwinding and relaxing, with pleasant views over the garden.

Ascending to the first floor, a central landing gives access to four bedrooms all with their own TV aerial point, and house bathroom. The principal bedroom is a stand out feature of the property, enjoying a vaulted ceiling and contemporary en suite. The present owners also designed the bedroom to have a freestanding roll top bath with shower attachment over. The en suite comprises a walk in shower unit, vanity hand wash basin and low flush wc. There is a Velux window and chrome heated towel rail to finish.

There are a further three bedrooms, all well-proportioned and double in size, benefiting from a double glazed window and central heating radiator. The internal accommodation is completed by an elegantly designed house bathroom, enjoying a second roll top bath, shower, hand wash basin and low flush wc. Light grey surrounding half tiling contrast well with an air force blue feature wall and patterned tiled flooring.

Externally, the property will be found along Bedfords Fold and in turn leads onto a gravelled driveway providing off street parking for at least two motor vehicles. The present owners converted three the garage into habitable living accommodation which is currently being used as their home office. This is fully insulated with power and lighting available along with French doors to the side for access.

The grounds of the property are deceptive and extend to 0.13 acre. The bulk of the garden is located to the front of the property, being predominantly laid to lawn with herbaceous borders and is enclosed to all sides by stone and laurel boundaries. The tall laurel hedging provides an important degree of privacy for the garden, with further space to the right elevation which currently houses a shed and storage for garden furniture.

The garden benefits further from an elevated patio area, which catches the afternoon and evening sunshine.

Applegarth is an extraordinary example of a fine detached family home, showcasing some beautiful living space whilst retaining some important and original features. Extending to over 2,000 sq. ft. of internal accommodation, the property provides extensive and versatile living space whilst occupying a deceptively sizable plot with crucial off-street parking. All viewings are strongly encouraged and strictly by appointment only.

Tenure: Freehold
Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected
Broadband Coverage: Up to 76* Mbps download speed
EPC Rating: 69 (C)
Council Tax: North Yorkshire Council Band E
Current Planning Permission: No current valid planning permissions

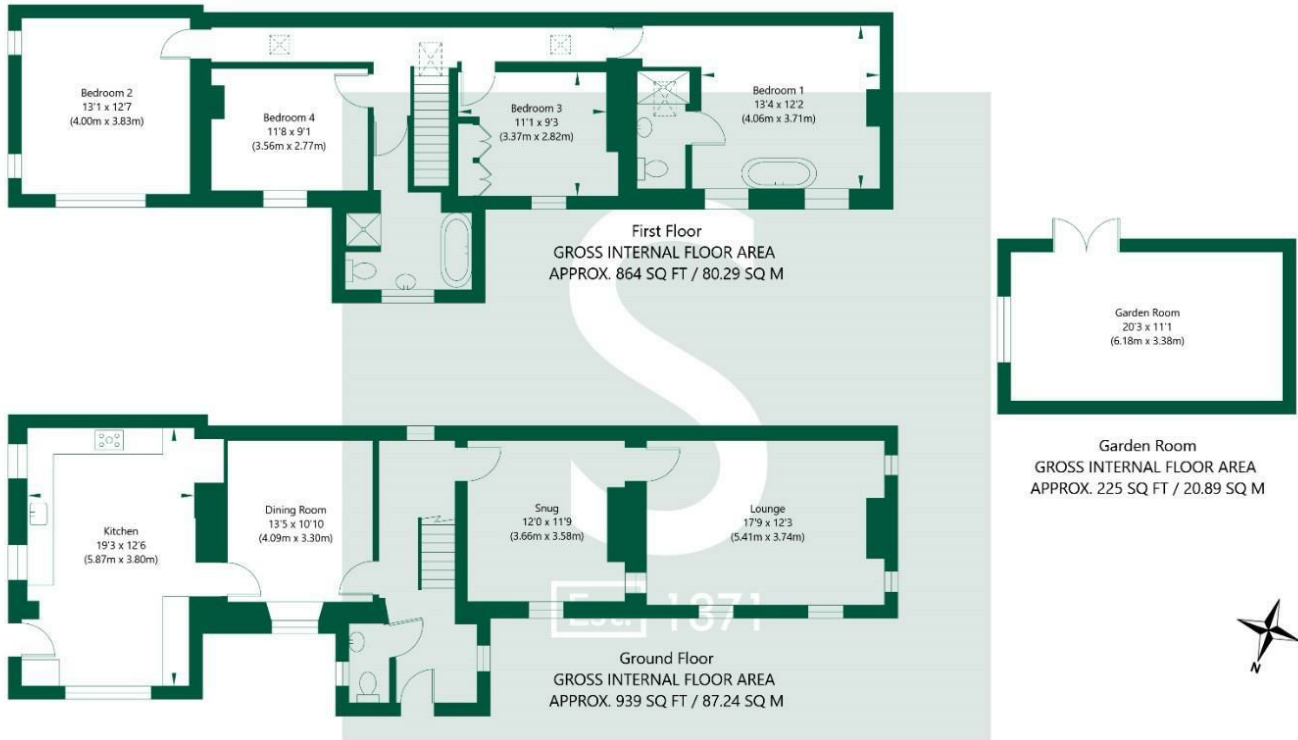
Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.

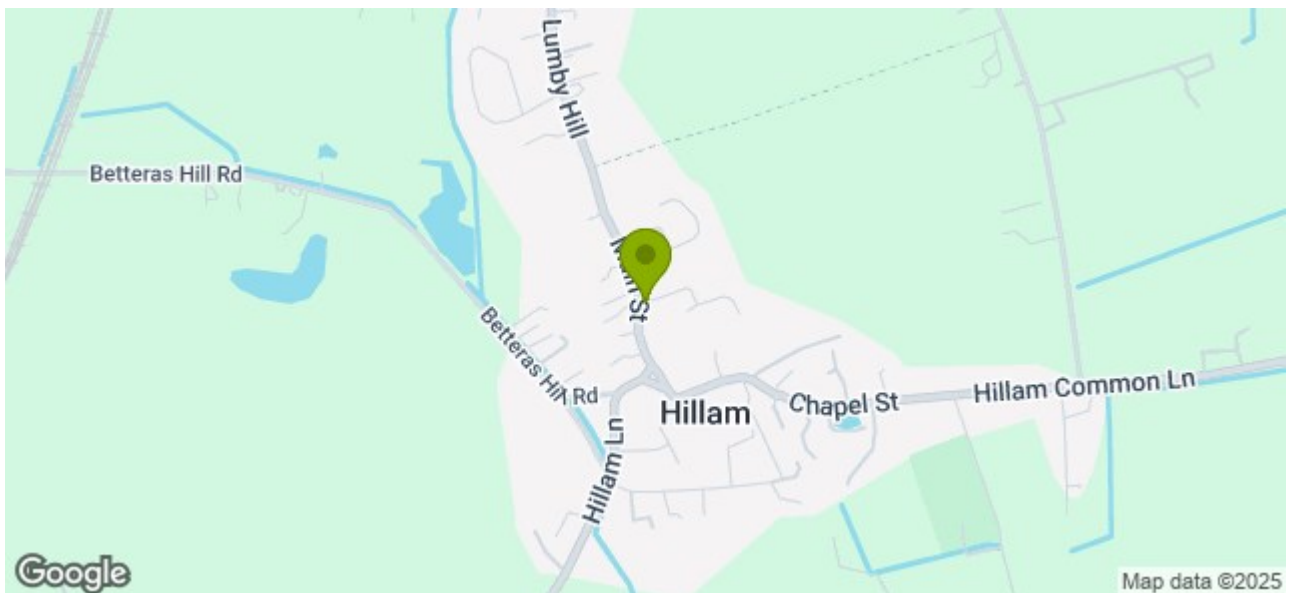




Main Street, Hillam, Leeds, LS25 5HH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2028 SQ FT / 188.42 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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