

Offers in the region of £900,000
Woodlands Cottage, Burton Salmon



 4
Bedrooms

 4
Bathrooms

**Tenure :
Freehold**

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Tudor Sales & Lettings are delighted to bring to the market for sale this truly stunning four bedroom detached home located in the much sought after area of Burton Salmon.

To be sold with no onward chain. Call our office on 0113 282 3056 for more information or to arrange a viewing.

A rare opportunity has arisen to acquire this truly exceptional four-bedroom detached family home, set within the highly sought-after village of Burton Salmon. Nestled among beautiful woodland, this superb property offers excellent privacy and is being sold with no onward chain—a perfect opportunity for those seeking a tranquil yet well-connected location.

Ground floor:

Step inside to discover a welcoming entrance hallway leading to a stunning open-plan kitchen diner, featuring a bespoke handmade kitchen. The light-filled lounge offers a relaxing retreat, while a separate snug provides a cozy additional living space. A utility room, WC/cloakroom, and a spacious double garage complete the ground floor.

First floor:

The landing leads to the luxurious principal bedroom with an en-suite, alongside a well-proportioned second bedroom, also with its own en-suite. Bedroom three enjoys direct access to the main bathroom, while a charming spiral staircase leads from this room to a versatile fourth bedroom—ideal as a private retreat, home office, or creative space.

External features:

Sitting on approximately half an acre, this exceptional property offers impressive outdoor space.

- To the front, a gravelled driveway provides ample off-road parking for multiple vehicles.
- A self-contained annex, currently rented for £800PCM, offers a fantastic investment opportunity or an ideal independent living space for a relative or teenager.
- A versatile outbuilding to the side is perfect for those working from home, complete with an open-plan workspace, kitchen, and WC.
- On the opposite side, a covered seating area with a wood-burning stove creates the perfect setting for year-round entertaining.
- To the rear, a large lawned garden and private sun terrace provide a peaceful outdoor retreat.

This is a unique and unmissable opportunity to own a truly outstanding home in a picturesque location. Contact Tudor Sales & Lettings today on 0113 282 3056 to arrange your viewing!

Kitchen Diner *8.61m x 5.44m (28' 3" x 17' 10")*

A truly stunning kitchen diner. The kitchen comprises of a handmade, bespoke handmade kitchen. Wall, base and lader units. Belfast sink and tap. Granite worktops and upstands. Island with storage. Integrated appliances include a fridge, freezer and dishwasher. Gas AGA Cooker with tiled splashback. Victorian style coving to ceiling. Central heating radiator. Dining area with feature truss. Double glazed French doors open to the delightful rear garden. The dining area is surrounded by 8 windows, making this a light and airy dining area.

Lounge 3.79m x 5.07m (12' 5" x 16' 8")

With feature fireplace with Cast iron insert. 4 double glazed windows with window shutter. Coving to ceiling. Provisions for wall mounted television. Central heating radiator.

Snug 3.15m x 3.00m (10' 4" x 9' 10")

Double glazed window. Central heating radiator. Coving to ceiling. Provisions for a wall mounted television.

Utility Room 1.54m x 2.15m (5' 1" x 7' 1")

Bespoke handmade base units. Granite worktop. Belfast style sink and tap. Electric wall heater. Double glazed window with window shutter. Coving to ceiling. Door gives access to the double garage.

WC / Cloaks 2.15m x 1.44m (7' 1" x 4' 9")

WC. Vanity unit. Central heating radiator with traditional style cover. Double glazed window and window shutter.

Bedroom 1 5.45m x 4.24m (17' 11" x 13' 11")

Large double bedroom with two double glazed windows. Central heating radiators. Coving to ceiling. Door leads to the en-suite bathroom.

En-Suite 1.92m x 1.67m (6' 4" x 5' 6")

Bath with shower over and a shower screen. Vanity unit and back to wall wc. Part tiled walls. coving to ceiling. Storage cupboard with hanging space.

Bedroom 2 3.77m x 2.83m (12' 4" x 9' 3")

Double bedroom with two double glazed windows. Central heating radiators. Coving to ceiling. Fitted wardrobes. Door leads to en-suite.

En-Suite 2 2.25m x 1.95m (7' 5" x 6' 5")

Walk in shower. Vanity unit. WC. Part tiled walls and tiled flooring. Heated towel rail. Double glazed window.

Bedroom 3 3.14m x 3.01m (10' 4" x 9' 11")

Central heating radiator. Double glazed window with window shutter. Coving to ceiling. Spiral staircase leads to the fourth bedroom. Door opens to the bathroom.

Bathroom 3.15m x 2.16m (10' 4" x 7' 1")

Free standing bath tub. WC. Unit with wash basin and tap. Two double glazed windows and window shutter. Tiled flooring. Central heating radiator and radiator cover. Coving to ceiling.

Bedroom 4 8.79m x 2.55m (28' 10" x 8' 4")

Large double bedroom with two Velux windows.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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