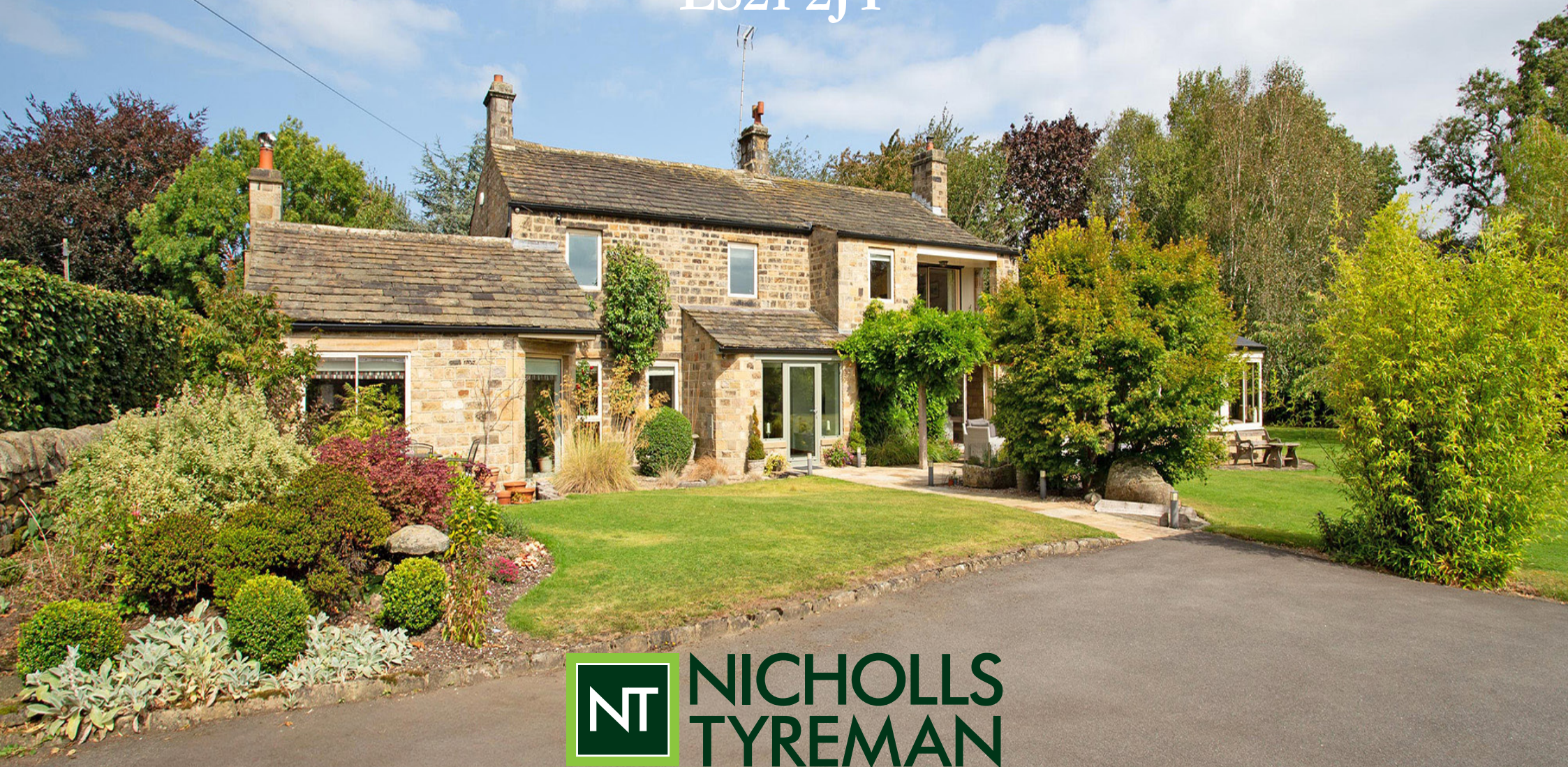


PEAR TREE COTTAGE
LEATHLEY LANE
LEATHLEY
LS21 2JY



 NICHOLLS
TYREMAN

PEAR TREE COTTAGE | LEATHLEY LANE | LEATHLEY | LS21 2JY

A magnificent opportunity to purchase this substantial, stone built, detached family home, set in grounds of approximately 1 acre and having the benefit of beautifully appointed accommodation, large separate garage block and extensive gardens

Entrance Hall | Dining Hall | Living Room | Kitchen | Garden Room | Utility Room | Store Room | Home Office

Sitting Room | Inner Hall | Cloakroom with wc

Five Bedrooms | Dressing Room | Three En-suites | House Bathroom

Large Lawned Gardens | Double Garage | Single Garage | Workshop

Council Tax: G | Energy Rating: TBC | Tenure: Freehold

£1,450,000





The property is located in this extremely sought after rural location, conveniently positioned within easy reach of both Leeds and Harrogate. Having a stunning outlook, a biomass boiler heating and hot water system, high security and electric gate.

The property truly requires an internal inspection to appreciate the well planned and versatile accommodation which comprises: A beautiful entrance hallway opening to dining hall, magnificent living room with large windows and doors overlooking the gardens and feature fireplace leading to garden room with fabulous outlook, stunning kitchen with handmade units and quartz work surface with integrated coffee machine, fridge freezer, Miele oven, microwave, steamer, twin induction hobs and dishwasher, fabulous double sided breakfast bar leading to a sitting area with large windows and doors overlooking the gardens, useful store room, inner hall, cloakroom/WC, home office, superbly appointed utility room set up as a kitchen with a fridge freezer and induction hob, ground floor double bedroom with wardrobes and en-suite shower room.

To the first floor are four further bedrooms with the master suite having a large walk-in wardrobe/dressing room, en-suite with separate toilet and beautiful balcony with fabulous views. Bedroom two also has an en-suite and there is a separate house bathroom.

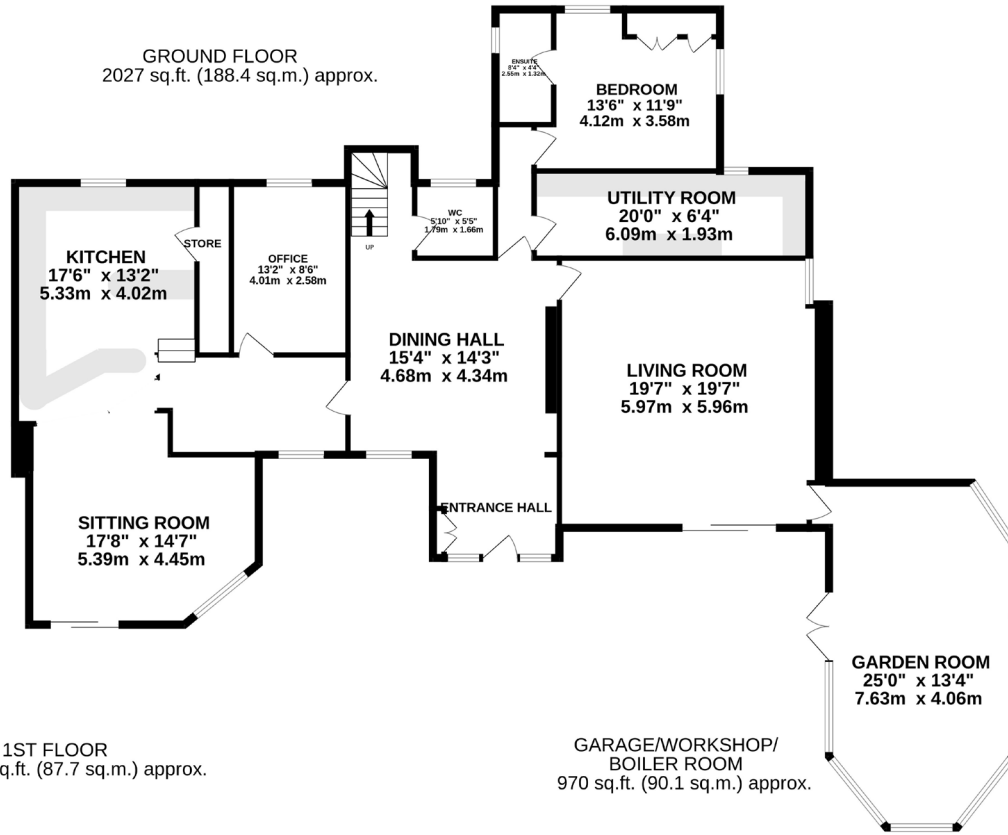


OUTSIDE

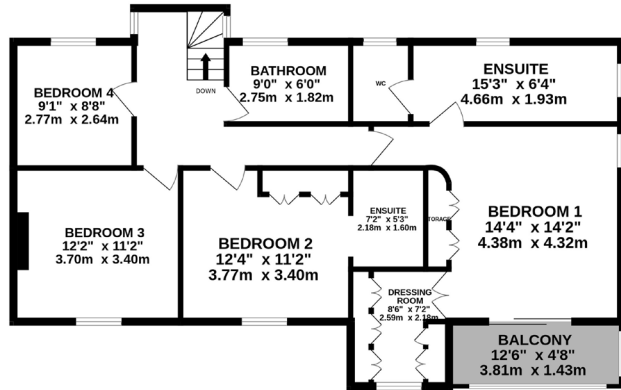
The beautifully kept gardens are accessed via a long, sweeping driveway with electric gate. The garage block has a double garage, single garage and workshop.

There are fabulously kept lawned gardens with mature flowering borders, plants and trees, along with timber boundary fencing and side patio. To the rear of the property are further enclosed gardens with a timber shed housing the biomass boiler.

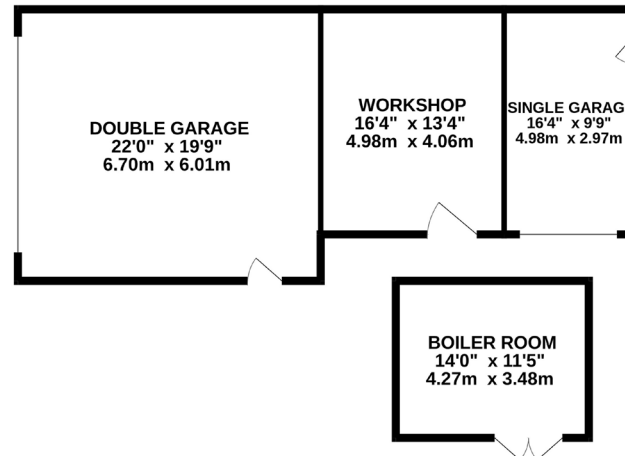
GROUND FLOOR
2027 sq.ft. (188.4 sq.m.) approx.



1ST FLOOR
944 sq.ft. (87.7 sq.m.) approx.



**GARAGE/WORKSHOP/
BOILER ROOM**
970 sq.ft. (90.1 sq.m.) approx.



TOTAL FLOOR AREA : 3941 sq.ft. (366.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024



9 Albert Street, Harrogate, North Yorkshire HG1 1JX
Sales: 01423 503076 Lettings: 01423 530744

WWW.NICHOLLSTYREMAN.COM

These particulars are given as guidance only and are expressly excluded from any contract. They give no warranty as to the condition or description and any recipient must satisfy himself on all matters stated herein. The property is offered subject to contract and to its being unsold and unlet. Appointments for viewing and contract of all negotiations shall be through Nicholls Tyreman Estate Agent.