



Thorn Cottage, 44 Church Lane, Bardsey, LS17 9DS

A substantial four-bedroom stone built detached house with two-bedroom self-contained annexe, four car garaging and workshop, enjoying a generous size plot approximately 1/3rd of acre ideally situated on the edge of Bardsey village.

- The main house is currently split into two cottages
- Vacant possession with no onward chain
- Offered on the open market for the first time in 60 years
- In need of modernisation
- Two double garages and workshop/home office
- Delightful countryside walks on the doorstep

£950,000 OFFERS OVER FOR THE FREEHOLD



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
sales@rentonandparr.co.uk
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Premium

All-round excellence, all round Wetherby since 1950

BARDSEY

Bardsey is an attractive and sought after village situated off the A58 Leeds/Wetherby Road, within close travelling distance to the A1 and M1 link road. Leeds is only some 8 miles with other West Yorkshire centres and Leeds/Bradford Airport close by. The village has its own school and amenities with a larger selection of facilities available in the nearby Market Town of Wetherby, including Golf Course, Indoor Swimming Pool.

The village is steeped in history and was the home of the Celtic Bards with a church dating back to Saxon times and an interesting relic of a bygone age close by known as "Castle Hill" which was probably a Celtic strong hold.

The Bingley Arms public house in Bardsey claims to be both the oldest and surviving pub in England dating back to the 18th century with an award winning restaurant and has a beer garden.

DIRECTIONS

From Wetherby proceeding along the A58 toward Leeds. Passing through Collingham before turning right into Church Lane. Continue past the Bingley Arms and the property is situated on the right-hand side identified by a Renton & Parr for sale board.



THE PROPERTY

The property is understood to have been the old Blacksmiths Cottage and dates back to the 1700's with extensions added in the 70's and 80's including a separate self-contained annexe, two double garages and workshop.

The property now in need of modernisation provides a discerning purchaser an excellent opportunity to create an outstanding family home in a sought-after location.

AGENTS NOTE

As previously mentioned, the two cottages were originally one and can be easily reinstated by opening up two doors at ground and first floor.

The accommodation in further detail giving

approximate room sizes comprises -

THORN COTTAGE

FRONT ENTRANCE PORCH

With door leading to :-

LOUNGE

6.71m x 3.91m (22'0" x 12'10")



Having two double glazed hardwood framed windows, one with window seat, two radiators, Inglenook stone fireplace with open fire, ceiling cornice, ceiling beam, central wrought iron spiral staircase to first floor.

DINING ROOM

4.27m x 3.58m (14'0" x 11'9")



Double glazed hardwood framed window, radiator, ceiling cornice, tiled floor.

KITCHEN

3.96m x 1.93m (13'0" x 6'4")

Having wall and base units, worktops, Belfast sink, double glazed window, beamed ceiling, tiled floor, exposed stone to one wall, side entrance door to covered porch.



FIRST FLOOR

LANDING

BEDROOM ONE

4.22m x 3.89m (13'10" x 12'9")



Having exposed stone to one wall, hardwood framed double glazed windows to front and rear, exposed beam, fitted wardrobes.

BEDROOM TWO

4.22m x 3.56m (13'10" x 11'8")

Double glazed hardwood framed window to front, French window to rear balcony, fitted wardrobes.



BATHROOM

2.59m x 2.24m (8'6" x 7'4")

Having shaped bath, low flush w.c., pedestal wash basin, part tiled walls, radiator, double glazed hardwood framed window, chrome heated towel rail.



CONSERVATORY/STUDIO

4.24m x 2.77m (13'11" x 9'1")

Double glazed windows.



HOLLY COTTAGE

GROUND FLOOR

LIVING ROOM

5.64m x 5.46m (18'6" x 17'11")



Having double glazed windows to two sides, two radiators, stone fireplace and raised hearth, open-grate, decorative ceiling beams, staircase to first floor.



KITCHEN

5.44m x 3.94m (17'10" x 12'11")



Having range of pine fronted wall and base units, including cupboards and drawers, work surfaces, twin

bowl stainless steel sink unit, decorative beamed ceiling, double glazed windows to two sides, two radiators, tiled floor.

SIDE PORCH

With central heating boiler, room off.

FIRST FLOOR

LANDING

BEDROOM ONE

5.64m x 4.42m (18'6" x 14'6")

Double glazed windows to two sides, radiator, built in wardrobes and further fitted wardrobe to one wall.



BEDROOM TWO

3.94m x 3.15m (12'11" x 10'4")

Double glazed windows to two sides, radiator, fitted wardrobe.



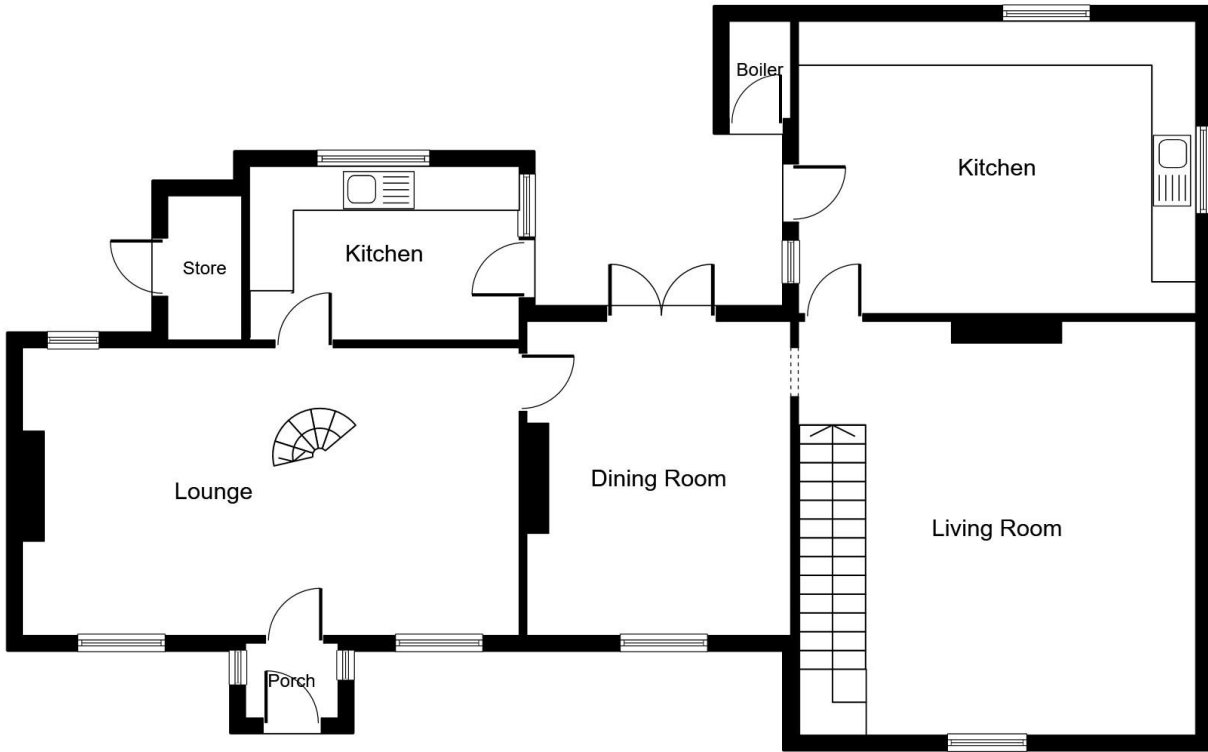
SHOWER ROOM

2.57m x 2.11m (8'5" x 6'11")

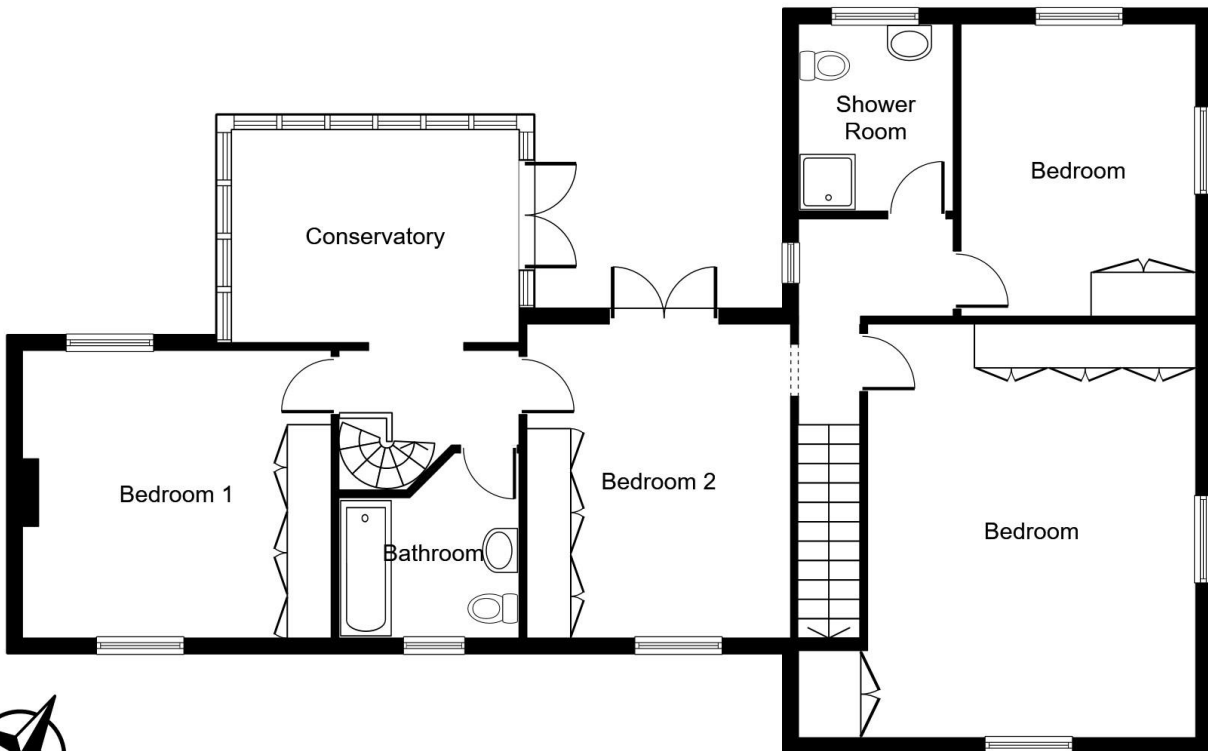
Tiled walls and coloured suite comprising shower cubicle, low flush w.c., pedestal wash basin, radiator.



Total floor area 213.8 sq.m. (2,302 sq.ft.) Approx



Ground Floor



First Floor



NOT TO SCALE For layout guidance only

Floor plan Thorn Cottage & Holly Cottage



LILAC COTTAGE ~ SELF CONTAINED ANNEX

GROUND FLOOR

ENTRANCE HALL

Radiator, staircase to first floor.

BEDROOM ONE

5.28m x 2.87m (17'4" x 9'5")

Window, radiator.



BEDROOM TWO

3.96m x 1.85m (13'0" x 6'1")

Three windows, radiator, ceiling cornice.



SHOWER ROOM

2.79m x 2.11m (9'2" x 6'11")

Shower tray, low flush w.c, vanity wash basin, Vokera gas fired central heating boiler, radiator, quarry tiled floor, window.

FIRST FLOOR

OPEN PLAN LIVING KITCHEN AREA

7.39m x 3.86m (24'3" x 12'8") widening to 4.32m (14'2")

Having three Velux windows to rear and double-glazed window to front, two radiators. Range of fitted base units, worktops, stainless steel sink unit, oven, gas hob and hood over, to kitchen area.



TO THE OUTSIDE

The property occupies an excellent position off Church Lane and extends to approximately 1/3rd of an acre comprising front garden and patio areas, garden area to the rear of the garages and workshop as well as mature plants and trees. The central driveway extends through a stone arch to a courtyard area leading to :-

FOUR CAR GARAGE/WORKSHOP

DOUBLE GARAGE ONE

6.4m x 5.11m (21'0" x 16'9")

Having electric up and over door, light and power.

DOUBLE GARAGE TWO

6.4m x 5.11m (21'0" x 16'9")

Up and over door, light and power.

WORKSHOP

5.79m x 5.08m (19'0" x 16'8")

With light and power.

SERVICES

We understand mains water, electricity, gas and drainage are connected. Separate gas boilers to each property.

COUNCIL TAX

Council Tax band D (from internet enquiry)





GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

MORTGAGES

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

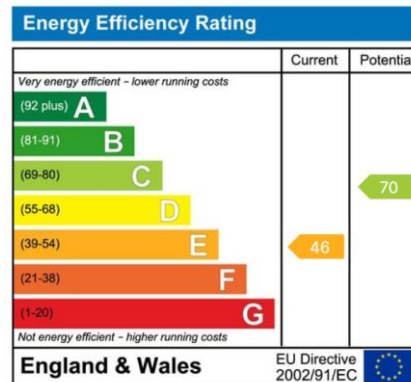
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

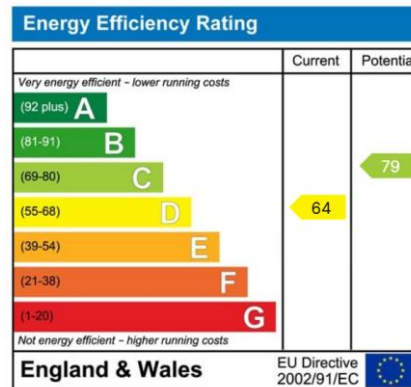
Details prepared July 2024

VIEWING

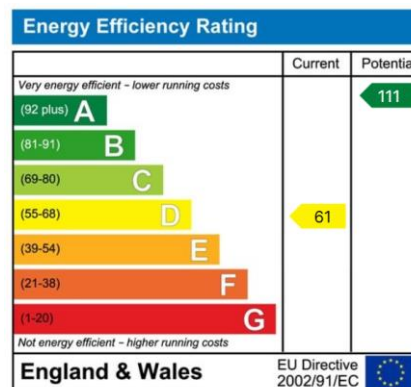
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EPC Thorn Cottage

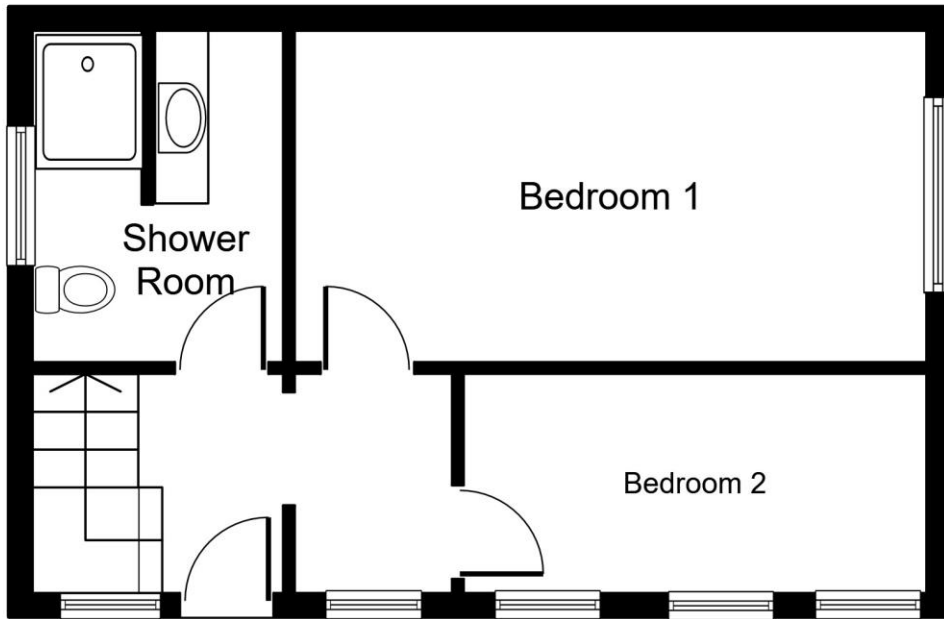


EPC Holly Cottage

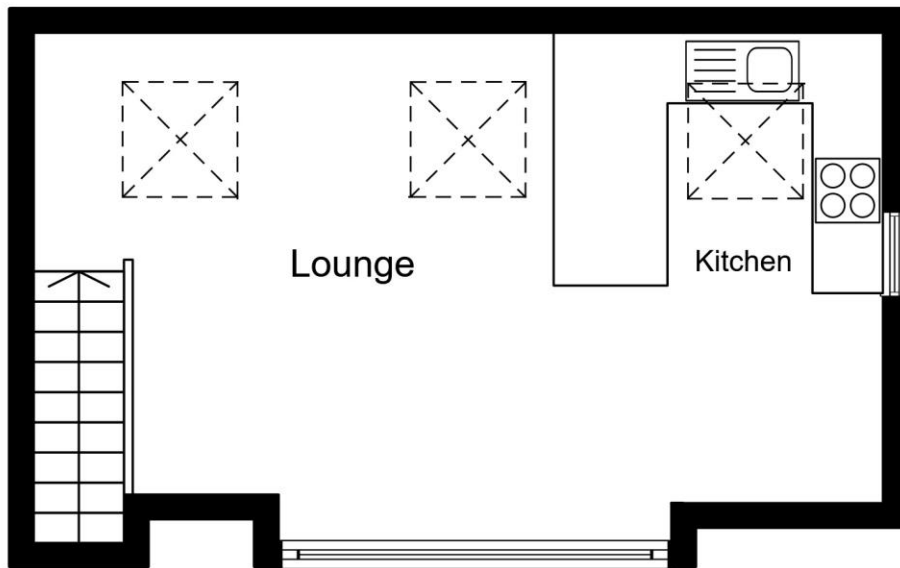


EPC Lilac Cottage

Total floor area 66.8 sq.m. (719 sq.ft.) Approx



Ground Floor



First Floor

NOT TO SCALE For layout guidance only

Floor plan Lilac Cottage

MISREPRESENTATION ACT

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