



TENURE

Freehold

COUNCIL TAX

Band E (from internet enquiry)

SERVICES

We understand mains water, electricity, gas and drainage are connected.

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.

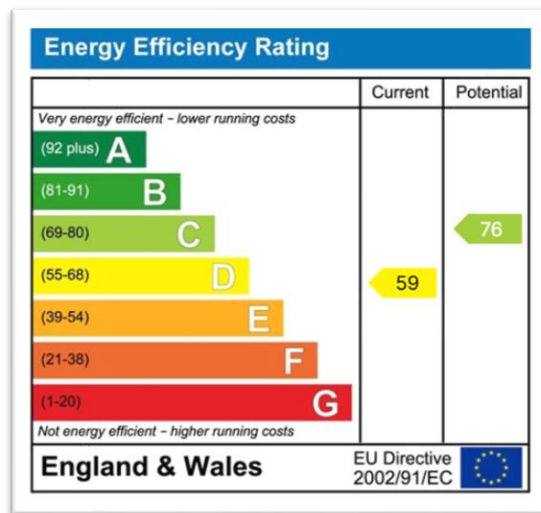
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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

Details prepared August 2024



Boston Spa ~ Padmans Cottage, Springfield, LS23 6EB

Padmans Cottage is a charming three double bedroom period property situated in the heart of this popular village, quietly tucked away off the High Street. Formerly two cottages dating back to the 1890s, this spacious home provides versatile accommodation with three reception rooms, a generous breakfast kitchen and large private gardens.

- Genuinely spacious three-bedroom cottage
- Three well-proportioned receptions plus ground floor study
- Principal bedroom with ensuite
- Breakfast kitchen and separate utility room
- Large mature rear garden and excellent patio area for outdoor dining
- Ample driveway parking and double garage
- Outbuilding converted to a gym

£699,950 PRICE REGION



MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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ESTATE AGENTS
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01937 582731

sales@rentonandparr.co.uk
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Summary

Padmans Cottage is a charming period property featuring three double bedrooms, situated in the heart of this popular village, tucked away just off the High Street. Originally two cottages dating back to the 1890s, this spacious home now offers versatile accommodation, including three reception rooms and a generous breakfast kitchen.

The property benefits from double-glazed UPVC windows and doors, as well as gas-fired central heating and in further detail comprises:-

To the ground floor, designed in a linear fashion, begins with an entrance hall leading to a cosy snug room that flows into the lounge, complete with a gas fire. Beyond the lounge, a large study with built-in storage and rear porch, which leads out to a sun terrace. The current owners have added a generous breakfast kitchen, fitted with modern units and appliances. There is a dining room that leads to a spacious utility room and a separate downstairs w.c.

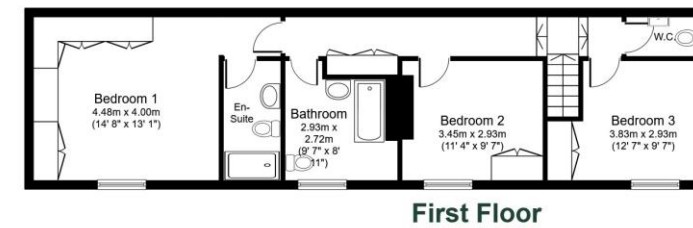
To the first floor the principal suite is of generous proportion, featuring fitted bedroom furniture and an en-suite shower facility. There are two further double bedrooms, a house bathroom, and a separate w.c., providing ample space and comfort for a family.

To the outside a sweeping "crunch-gravel" driveway offers comfortable off-street parking for multiple vehicles and leads to an open stone garage with light and power laid on. Adjacent to the garage is a brick outbuilding, currently used as a gym with timber door for easy access.

The south facing gardens are a standout feature of this property, with a shaped lawn at the head of the garden surrounded by deep, well-stocked floral borders and a variety of established trees and bushes, offering a high degree of privacy. Raised flower beds and steps lead up to a patio with a greenhouse. The breakfast kitchen conveniently opens directly onto a generous and very private courtyard, ideal for outdoor entertaining and al-fresco dining and barbecue area.

Padmans Cottage is ideally located just off Springfield, a private road that is conveniently situated near the High Street, providing a peaceful setting while being just minutes away from an excellent range of village amenities, shops and restaurants.

Total floor area 180.5 sq.m. (1,943 sq.ft.) Approx



NOT TO SCALE For layout guidance only

