



**TENURE**

Freehold

**COUNCIL TAX**

Band G (from internet enquiry)

**SERVICES**

We understand mains water, electricity, oil central heating 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 October 2024

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		53
(21-38) <b>F</b>	23	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Cowthorpe ~ Highfield Villa, Oak Road, LS22 5EY**

A most handsome 4/5-bedroom detached Villa set in established private and gated gardens in this quiet village location approximately 1.5 miles from the A1. Available with no onward chain.

- Substantially extended and improved family house
- Lounge, separate dining room and study
- Well fitted breakfast kitchen with separate utility and conservatory
- Principal bedroom with two en-suites one with sauna cabin
- 3 additional generous sized bedrooms. Bedroom 5 fitted out as a dressing room
- Luxury bathroom

**£795,000** PRICE REGION



**MISREPRESENTATION ACT**

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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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## Summary

Welcome to Highfield Villa, a stunning 5-bedroom detached period villa in the quiet village of Cowthorpe, just 1.5 miles from the A1 highway. This exquisite home, dating back to 1882, has been thoughtfully extended and meticulously maintained, blending period charm with modern comforts. Available with no onward chain, this property is an ideal family home. Benefitting from oil central heating and quality double glazed windows and doors by Timber Windows North.

As you enter, an inviting entrance hall with attractive flooring leads to a light and spacious lounge. This room features windows on three sides, including French doors to the rear, and an elegant limestone fireplace. Adjacent to the lounge, there is a separate dining room with bay window and a study, ideal as a home office with fitted shelving.

The well-fitted kitchen boasts bespoke wall and base cupboards, granite worktops, a peninsula breakfast bar with an underset sink and mixer tap, and a range cooker within a tiled recess. The tiled floor seamlessly extends into the utility room and conservatory, which is perfect for relaxing or entertaining guests.

On the first floor, a spacious landing provides access to five generously sized bedrooms. The principal bedroom benefits from two fully tiled en suite shower rooms, one featuring a sauna cabin. The fifth bedroom is currently fitted out as a dressing room with wardrobes, cupboards, drawers, and two dressing tables. A luxurious bathroom with a jet air bath completes the first-floor accommodation.

The approach to the property is through an electric wrought iron gate, and the block-paved driveway leads to a gravel courtyard and a double garage with an electric door. The beautifully landscaped gardens are well-established and private, featuring a lawn and deep, well-stocked borders.

