

HOUSE BATHROOM

A coloured suite comprising large corner bath, pedestal wash basin, shower cubicle, low flush W.C.

ANNEX ACCOMODATION

OPEN PLAN LIVING/KITCHEN

6.2m x 4.2m (20'4" x 13'9")
Kitchen area fitted with a range of wall and base units, cupboards and drawers with laminate work tops, window to rear with inset sink unit beneath. Adjacent sitting area with window to side and additional rear door. Television aerial, radiator.

BEDROOM WITH EN SUITE BATHROOM

6.2m x 4.2m (20'4" x 13'9")
A generous double bedroom with windows to side and rear elevation, fitted pine wardrobes, internal door leading to en-suite bathroom.

TO THE OUTSIDE

Set behind wooden gates, a generous drive provides ample parking and serves access to double garage.

DOUBLE GARAGE

6m x 5.6m (19'8" x 18'4")
With manual up and over door.

GARDENS



Enjoying a generous enclosed garden plot with large lawned area to front and side, with well stocked borders and established hedging to the perimeter. Impressive raised patio area sweeping the full width of the property with a number of seating areas ideal for outdoor

entertaining and enjoying the south facing aspect and sensational field views.

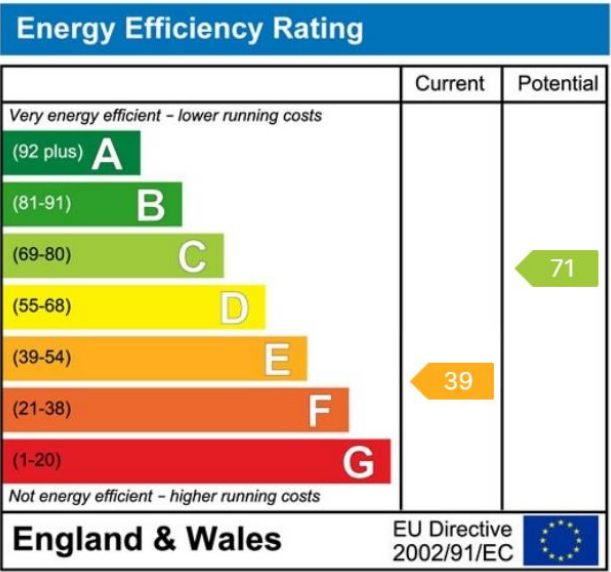
GENERAL

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 February 2025



Cowthorpe ~ Goosemoor Farm, Warfield Lane, LS22 5EU

An impressive four-bedroom detached period farmhouse extend and improved over the years to create a fantastic family home with the added benefit of a self contained annex. Delightfully situated on the edge of this highly sought after, well located village, close to Wetherby and York.

- Stunning period farmhouse
- Four double bedrooms, two with en-suite bathrooms
- Impressive open plan living kitchen with sitting area and bar
- Self-contained annex accommodation
- Large south facing private gardens
- Field views to front and side

£750,000 PRICE REGION FOR THE FREEHOLD



4 Recep 4 Beds 2 Baths 2 En-suite

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ESTATE AGENTS
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01937 582731
sales@rentonandparr.co.uk
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COWTHORPE

Cowthorpe is a rural village some 4.2 miles north of the market town of Wetherby. Situated some 2 miles from the A1/M1 and within 10.3 miles of Harrogate and 14.7 miles of York. Located on the banks of the River Nidd and surrounded by open countryside the village has a Church dedicated to St Michael. The church appears to have been built by a Brian Roucliffe, and consecrated in 1458.

DIRECTIONS

Travelling along Wetherby Lane towards Cowthorpe. On entering the village the road becomes Oak Road, turn right onto Wharfeild Lane and continue for approximately 1/4 of a mile and the property sits on your left hand side identified by a Renton & Parr for sale board.

THE PROPERTY

A characterful period farm house revealing 4 double bedrooms and 4 fine reception rooms along with a superb breakfast kitchen with sitting area and bar. Altogether extending to approx 3,500 sq ft of tastefully decorated living accommodation (including annex flat). Boasting exceptional views over farmland.

Fitted with double glazed windows to the majority of the property and oil fired central heating the accommodation in further detail comprises:-

GROUND FLOOR

ENTRANCE PORCH

5m x 1.6m (16'4" x 5'2")
With front door and double glazed UPVC windows to front. Hardwood floor covering, single radiator, double internal doors leading to :-

INNER HALLWAY

With staircase to first floor.

SITTING ROOM

5m x 4.4m (16'4" x 14'5")



With large bay window to front elevation with window seat beneath, radiator, original wooden frame sash window to side elevation, rustic fireplace with large wood burning stove surmounted upon heavy stone hearth, attractive hard wood floor covering, decorative ceiling cornice.

LOUNGE

4.1m x 3.8m (13'5" x 12'5")

With sliding sash window to front elevation, T.V. aerial, double radiator, decorative ceiling cornice.



LIVING ROOM

7.2m x 4.6m (23'7" x 15'1")

A light and spacious room with windows to both front and side elevation, radiators beneath as well as double glazed UPVC sliding patio doors out to rear garden, hardwood floor covering, multi-fuel burning stove upon heavy stone hearth, generous corner cupboard with pine fronted doors.



DINING ROOM

4.5m x 3.5m (14'9" x 11'5")

Partially vaulted ceiling with exposed ceiling timbers, double glazed window to rear and side elevation as well as double patio doors, tiled floor. Flowing through a large opening into :-



BREAKFAST KITCHEN

6.2m x 3.3m (20'4" x 10'9")

Fitted with a range of modern gloss wall and base units, cupboards and drawers, slate effect work surfaces with matching up-stand, double cooker with induction hob, space for American style fridge freezer. Central island with matching work surfaces, inset sink unit with mixer tap, space and plumbing for dishwasher beneath, ceiling spotlights, a pair of sliding patio doors to rear. Attractive porcelain floor tiles flow throughout the room to a further bank of fitted wall and base units with matching worktops and overhang creating breakfast bar to rear with opening through into a bar with a range of recess shelving and useful storage.



The space flows through into adjacent sitting area with feature brick walls and exposed ceiling timbers, wooden frame window to front and secondary entrance door.

DOWNSTAIRS BATHROOM

3.3m x 2.7m (10'9" x 8'10")

A most stylish bathroom suite comprising white low flush w.c., Heritage vanity wash basin, walk in shower cubicle with tiled walls, free-standing roll top 4 claw bath with mixer tap and shower hand piece, attractive 'decor and striking porcelain floor tiles, double glazed window to side.

FIRST FLOOR

PRINCIPAL BEDROOM

6.6m x 6.2m (21'7" x 20'4")

A superb bedroom suite comprising dressing area with floor to ceiling wardrobes and matching dressing table and drawers, a pair of windows to side, radiator and large picture window revealing far reaching views over farmland.



EN SUITE

A modern white suite comprising low flush w.c., vanity wash basin, large shower cubicle, chrome heated towel rail, window to rear, tiled walls and floor covering.

STUDY/SITTING AREA

3.2m x 3m (10'5" x 9'10")

Off the bedroom a comfortable space for relaxation or study, with window to rear and store room.

BEDROOM TWO

4.9m x 4.4m (16'0" x 14'5")

Dual aspect with window to side and front elevation, radiator, fitted wardrobes to one side.



BEDROOM THREE

4.1m x 4m (13'5" x 13'1")

With windows to front and side elevation revealing pleasant countryside views.