



**TENURE**

Freehold

**COUNCIL TAX**

Band F (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 May 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Scarcroft ~ Beaconsfield Cottage, Wetherby Road, LS14 3AS**

A simply stunning three-bedroom detached stone cottage, meticulously modernised and superbly finished in recent years by the current owners. The property features a high standard of fixtures and fittings throughout, along with underfloor heating on the ground floor and a luxurious family bathroom. Set in a prime position within this exclusive village, Beaconsfield Cottage offers gated off-street parking and a beautiful open aspect to the rear.

- A stunning three bedroom period cottage elegantly refurbished
- Top quality appliances and fittings throughout
- Bespoke kitchen and matching utility
- Sensational house bathroom suite
- UFH to ground floor accommodation
- Rustic features and charm throughout
- Highly sought after village location
- Open aspect to rear
- Internal inspection highly recommended
- Gated driveway parking and double garage

**£750,000** GUIDE PRICE



**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.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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## Property Description

Beaconsfield cottage has been sympathetically extended and modernised by its current owners, offering a perfect blend of character and a contemporary style. Tastefully decorated and finished to an exceptional standard throughout, the property features oak doors, underfloor heating, modern double glazed windows, gas fired central heating and in further detail comprises:-

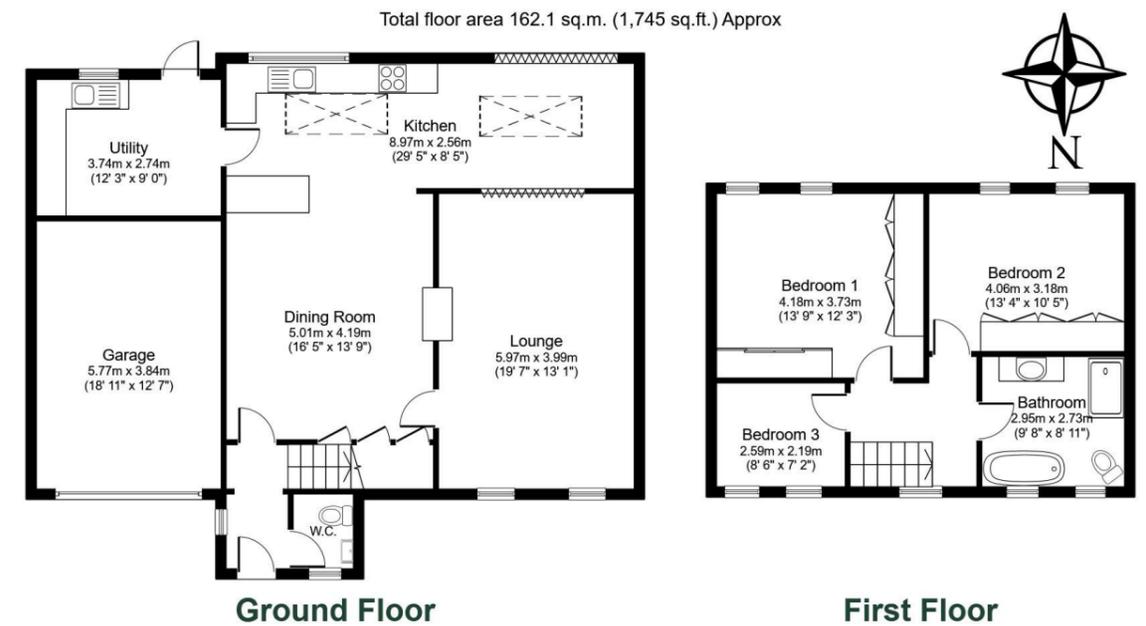
To the ground floor, a modern composite door opens into the entrance porch with fitted storage, access to downstairs WC, striking floor tiles and an LED lit staircase leading to the first floor. The heart of the house is the stunning open plan living, dining kitchen with Herringbone Karndean floor covering, underfloor heating and eye catching ceiling beams.

The kitchen itself boasts a bespoke range of units and drawers with quartz worktops, inset Belfast sink with instant hot water tap and top-quality integrated appliances. An oak breakfast bar and decorative ceiling timbers add to the room's charm, while a doorway leads to the generous utility room. The utility is equipped with matching wall and base units, space for white goods and rear door for easy access. The lounge is light and spacious with natural light from the windows to the front elevation, complete with a double-sided wood burning stove shared with the dining room. Internal oak bi-folding doors lead into the living area off the kitchen, which offers access to the private south facing garden.

To the first floor, the landing provides bespoke laundry storage and access to a useful boarded loft space. There are three good sized bedrooms, each offering ample space. The principal bedroom and bedroom two both benefit from rear-facing windows with an open aspect, along with floor to ceiling fitted wardrobes. These rooms are all served by a luxurious house bathroom suite, which adds a touch of elegance to this home.

To the outside, the property is set behind a stone wall and security gates, offering ample parking for multiple vehicles along with access to a double garage, complete with electric door, lighting and power. The beautifully maintained rear garden is landscaped for ease of upkeep, with a well positioned patio providing an excellent space for outdoor dining and entertaining.

Beaconsfield Cottage offers a high standard of accommodation and early viewing is highly recommended to fully appreciate the quality and attention to detail on offer.



NOT TO SCALE For layout guidance only

