



**TENURE**  
Freehold

**COUNCIL TAX**  
Band G (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.

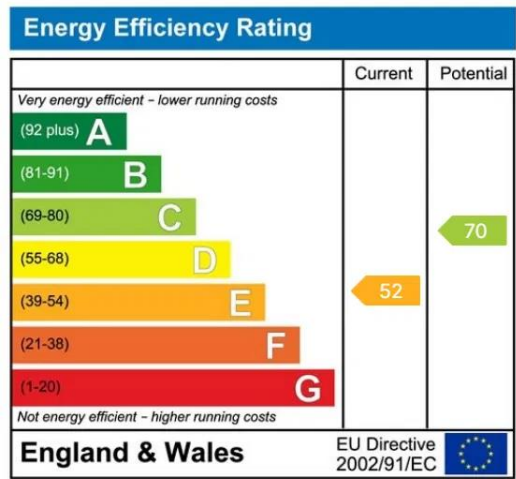
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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



**Sicklinghall ~ Apple Tree Cottage, The Crescent, LS22 4AX**

A delightful period cottage bursting with character and charm, occupying an enviable position in the very heart of Sicklinghall village with attractive elevated aspect to the front and private established gardens to the rear. No onward chain.

- Deceptively spacious three-bedroom character property
- Inglenook fireplace with heavy timber mantle
- Master bedroom with fitted wardrobes and ensuite shower
- Country cottage style kitchen
- Raised living room to first floor with elevated views
- Atrium style conservatory to the side
- Private and established landscaped gardens
- Driveway parking and integral garage
- Excellent village location

**£825,000** PRICE REGION

3 3 2

**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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Property Description

Quietly situated in the heart of the sought-after village of Sicklinghall, this unique and character cottage blends traditional charm with versatile modern living. From exposed beams and brick fireplaces to elevated views and lush gardens, this deceptively spacious home is not to be missed!

To the ground floor; Step into the entrance porch and through a charming stable door into the inviting living room with exposed ceiling timbers. A brick lined inglenook fireplace with a heavy timber mantelpiece and a living flame gas fire inset takes centre stage. The ground floor also includes a convenient downstairs wc and a quiet office space ideal for remote work or study.

The country-style kitchen is fitted with Shaker fronted wall and base units paired with tiled worktops and splashbacks. An electric oven with hob, microwave and gas-fired AGA are integrated. From the sink unit a double-glazed window looks out towards the rear garden. A large pantry with cold stone shelf provides additional storage, and the kitchen flows through to a practical utility/boot room, which in turn offers internal access to the integral garage—complete with power, lighting, and an electric up-and-over door.

To the first floor; At the heart of the first floor is a show-stopping raised sitting room, filled with light from its dual aspect double glazed windows that offer elevated views across The Crescent and village main street to the front, along with private gardens to the rear. A feature fireplace is fitted with a marble hearth and timber mantel with living flame gas fire, adding warmth and focal point to this elegant space. Adjoining the sitting room is a stunning atrium-style conservatory with attractive vaulted ceiling and French patio doors that open onto the garden—perfect for entertaining or relaxing in style. Steps lead up to a home office study space in turn providing access to a large fully boarded, generously sized loft space for additional storage.

Along the corridor and half landing with double glazed window overlooking the rear garden provides access to first floor bedrooms along with second loft access hatch. The principal bedroom is an attractive double room featuring a vaulted ceiling, fitted wardrobes, and an en-suite shower cubicle. Bedroom two is another spacious double with fitted wardrobes and a charming front aspect, while bedroom three also benefits from built-in storage and elevated views.

The house bathroom offers a traditional white suite, including a low flush wc, pedestal basin, and panelled bath, all set against part-tiled walls and a vaulted ceiling with Velux window—filling the space with natural light.

To the outside; Driveway parking is available in front of the integral garage.

The beautifully established gardens are a true highlight of the property. Mainly laid to lawn, they feature well-maintained hedgerow boundaries, deep curved flowerbeds filled with vibrant shrubs, perennials, and apple trees and a stone-flagged patio seating area.

A charming pergola archway leads to an additional side garden next to the conservatory—an idyllic private retreat for summer barbecues, outdoor entertaining, or simply unwinding in the afternoon sun.



Total floor area 211.1 sq.m. (2,272 sq.ft.) Approx (Including Garage)

