





Drury Cottage, Spacey Houses Cottages, Princess Royal Way

£385,000

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A stunning three-bedroom Grade II listed conversion offering characterful and contemporary living, located in a highly convenient position near Pannal railway station and excellent transport links. This beautifully converted Grade II listed property forms part of an exclusive 2015 development of former farmhouses and outbuildings. Blending original period features with stylish modern interiors, the home offers spacious and versatile accommodation with high ceilings, exposed beams, and feature fireplaces throughout.

Positioned in a highly accessible location, the property is just a short walk from Pannal railway station, close to the 36 bus route, and a short drive to the A1(M) and Leeds Bradford Airport. With private parking, a garden, and a converted loft providing an additional double bedroom with free-standing bath, this is a rare opportunity to acquire a unique and character-filled home in an excellent location.

OUTSIDE To the front is a small forecourt-style garden. A side gate leads to the rear garden, which includes a paved patio and an enclosed lawn. Two private parking spaces are also included.

AGENT'S NOTES This is a Grade Listed property and may be subject to listing restrictions.
The property is freehold.
A service charge is payable to cover the upkeep of the car park and communal areas.

LOCATION Two-minute walk to Pannal railway station
Close to the 36 bus route to Leeds and Ripon
Excellent access to the A1(M) and major road networks
Approx. 12 miles to Leeds Bradford Airport

Council Tax band: D Tenure: Freehold EPC Energy Efficiency Rating: C EPC Environmental Impact Rating: C



ACCOMMODATION GROUND FLOOR ENTRANCE HALL An inviting hallway with beautiful chequered marble flooring and under-stairs storage. CLOAKROOM / UTILITY ROOM Fitted with WC and washbasin. Space and plumbing for a washing machine and tumble dryer. LIVING / DINING / KITCHEN An impressive open-plan space with defined living, dining, and kitchen areas. Features include high ceilings, exposed beams, and an original farmhouse fireplace fitted with a burner-effect gas fire. The kitchen area is immaculately presented with integrated appliances, a breakfast bar, and a large bay window providing excellent natural light.



FIRST FLOOR

MASTER BEDROOM WITH EN-SUITE A generous double bedroom with large bay window, space for wardrobes, and access to a stylish en-suite. EN-SUITE SHOWER ROOM Fitted with shower, WC and washbasin. Heated towel rail. BEDROOM 2 A well-proportioned double bedroom with space for a king-sized bed and storage. STUDY A useful work-from-home space with staircase access to the second floor. HOUSE BATHROOM A modern suite comprising bath with shower over, WC, wash basin and heated towel rail.



SECOND FLOOR BEDROOM 3 A spacious double bedroom with fitted wardrobes, skylight windows, and a free-standing bath.

LOWER GROUND FLOOR BASEMENT A large vaulted basement, accessed externally, offering excellent storage or additional workspace potential.



Total Area: 149.0 m² ... 1604 ft²
All measurements are approximate and for display purposes only.
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