



YORKSHIRE'S  
**FINEST**  
HOMES COLLECTION



# Willow Cottage, Leas Gardens,

Offers Over  
**£800,000**

- Superb five-bedroom detached property
- Located within an exclusive hamlet with outstanding views
- Large lounge with plenty of natural light
- Spacious kitchen diner with ample units and informal dining space
- Master bedroom with en-suite and walk-in wardrobe
- Ample parking leading to a double garage



Superb five-bedroom detached property set within an exclusive hamlet, enjoying outstanding views. This fantastic family home boasts a large lounge, an equally spacious kitchen diner, a separate formal dining room, garden room, study, cloakroom, and separate utility. The master bedroom features an en-suite and walk-in wardrobe, with a further four double bedrooms and a well-appointed house bathroom.



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#### Entrance

The property opens onto a welcoming front porch—ideal for coat storage—and provides beautiful outlooks over the surrounding countryside.

A spacious hallway creates an impressive first impression, with stairs rising to the first-floor landing and doors leading to the principal ground-floor rooms.

#### Lounge

A large, light-filled lounge featuring a beautiful, coved ceiling and dual-aspect windows. This elegant space is perfect for relaxing or entertaining friends and family. Double doors open out onto the rear decking, seamlessly connecting the home to the garden.

#### Dining Room

A formal dining room with high coved ceilings, ideal for dinner parties and gatherings. Sliding doors lead through to the conservatory, enhancing the flow of natural light.

#### Kitchen/Diner

A generous kitchen diner fitted with a range of wall and base units, freestanding cooker, plumbing for a washing machine, and space for a large fridge-freezer. A breakfast bar and central island with granite work surfaces provide excellent informal dining options. Doors open into the conservatory and further into a utility room—ideal for household storage—and a boot room.





### Garden Room

A magnificent addition to the property, this bright and spacious room is perfect for pre-dinner drinks or summer barbecues. Double doors open out to the large rear garden, framing stunning views.

### Study / Playroom

A flexible additional room currently used as a study but equally suitable as a playroom or home office.

### Downstairs Cloakroom

A sizeable WC, ideal for guests, with additional cloak storage.

### First Floor Principal Bedroom Suite

A substantial principal bedroom with feature windows allowing natural light to cascade through the room while offering breathtaking rear views. An archway leads to a dressing area with fitted wardrobes and a large en-suite shower room comprising a double shower, vanity wash basin, and WC.

### Further Bedrooms

This floor also offers four additional double bedrooms, all enjoying beautiful views.

### House Bathroom

A spacious family bathroom featuring a double-ended bath, separate double shower, wash basin, and low-level WC.

### External

The property boasts substantial rear gardens, perfect for



families and outdoor entertaining. To the front, there is ample parking leading to a double garage. Positioned within a tranquil and desirable hamlet, the home enjoys a wonderful blend of exclusivity and privacy.

#### Communal Grounds

In addition to the substantial private plot upon which the property stands, there is the further advantage of access to impeccably maintained communal grounds. These encompass a meticulously kept tennis court and an extensive central paddock, with the shared grounds extending in total to approximately 3 acres.















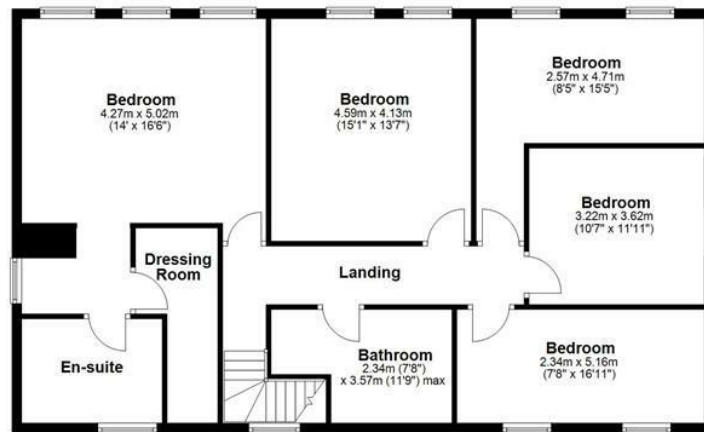
**Ground Floor**

Approx. 192.0 sq. metres (2066.2 sq. feet)



**First Floor**

Approx. 117.2 sq. metres (1261.5 sq. feet)



Total area: approx. 309.2 sq. metres (3327.8 sq. feet)



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To view Willow Cottage, Leas Gardens, Jackson  
Bridge, HOLMFIRTH  
Call 01484 432 773