



YORKSHIRE'S
FINEST
HOMES COLLECTION



Willow Cottage, Leas Gardens,

Offers Over
£875,000

- 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.



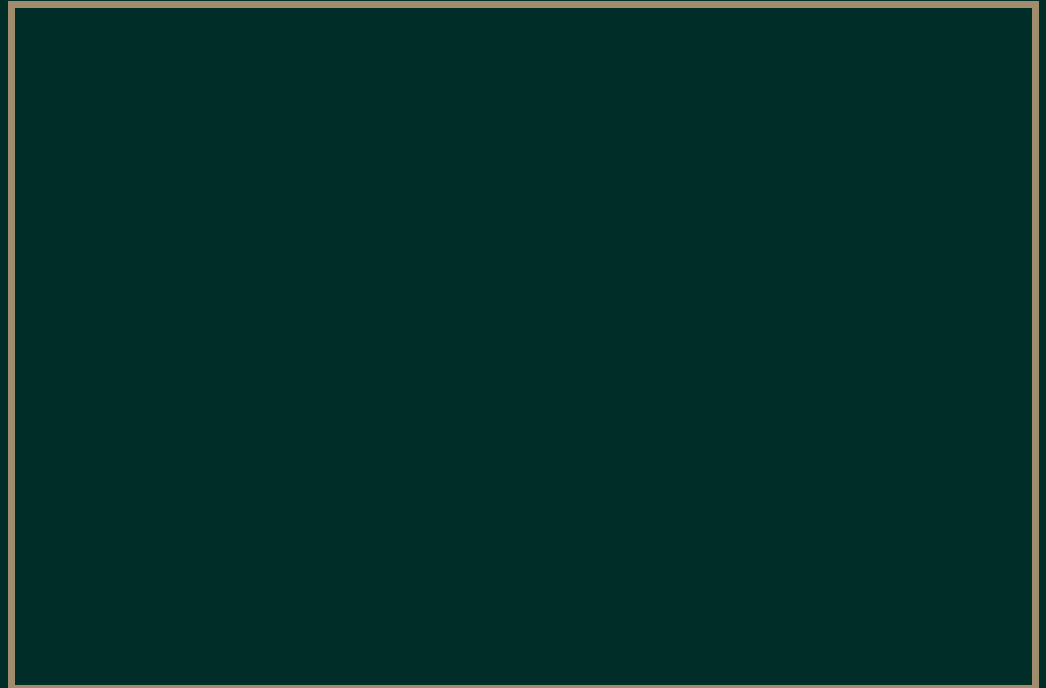












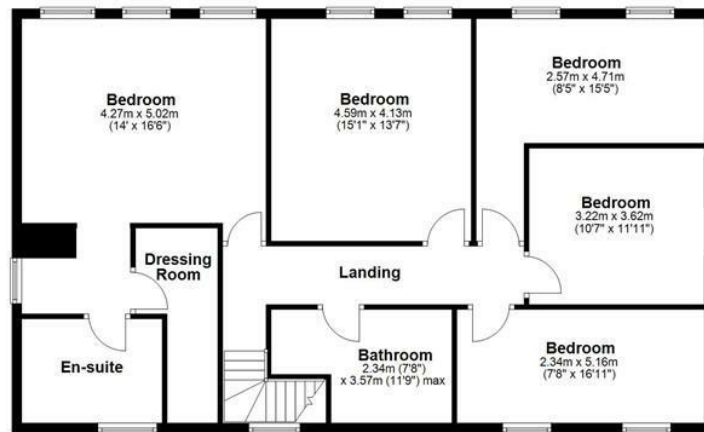
Ground Floor

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