



EARNSHAW ESTATES
your local agents

Howroyd Cottage, Howroyd Lane, Whitley, WF12

£600,000

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WELCOME TO HOWROYD COTTAGE, A CHARMING AND BEAUTIFULLY PRESENTED TWO-BEDROOM SEMI-DETACHED CHARACTER HOME, SET WITHIN THE HIGHLY SOUGHT-AFTER VILLAGE OF WHITLEY. ENJOYING BREATHTAKING OPEN VIEWS ACROSS THE YORKSHIRE COUNTRYSIDE, THIS EXCEPTIONAL PROPERTY SITS WITHIN APPROXIMATELY 1.2 ACRES OF LAND AND INCLUDES A DETACHED ANNEX, Paddock, STABLES AND A WORKSHOP. OFFERING A RARE OPPORTUNITY AND A TRULY UNIQUE LIFESTYLE, THIS REMARKABLE COTTAGE MUST BE SEEN TO BE FULLY APPRECIATED. *OPTIONAL 4 ACRES OF LAND AVAILABLE TO RENT ADJACENT TO THE PROPERTIES FIELDS AND STABLES!* CONTACT EARNSHAW ESTATES TODAY TO ARRANGE YOUR VIEWING!

GROUND FLOOR

Kitchen

The beautifully presented farmhouse-style kitchen combines rustic charm with high-quality finishes. The standout feature is the large range cooker, set within an exposed brick inglenook, perfectly complementing the traditional beams overhead. Modern cabinetry provides excellent storage, while the spacious layout includes generous Granite worktops, stylish tiled splash-backs and contemporary flooring. Integrated appliances include a dishwasher and wine cooler. A bright window overlooks the garden, making this an inviting and practical space for cooking.

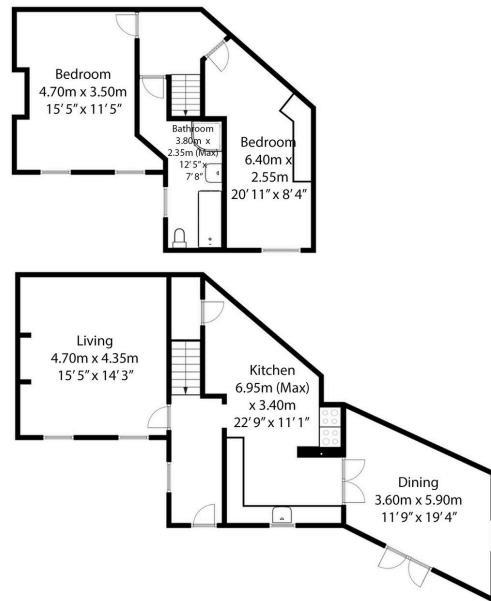
Dining Room

The kitchen leads through to the stunning dining room, which is overflowing with character. Featuring exposed timber beams, rustic brick detailing and a beautiful arched feature window that fills the space with natural light. Large bi-fold doors open directly onto the garden, creating a seamless indoor & outdoor flow, providing picturesque views of the surrounding countryside. With generous space for a family dining table, this is the perfect for setting for everyday meals and entertaining with family and friends.

Living Room




All Measurements are approximate and are for display purposes only. No Liability is accepted by the Agency as to the exact Measurements of the rooms



- TWO BEDROOM SEMI-DETACHED COTTAGE
- STABLES AND Paddock
- WORKSHOP
- EQUESTRIAN
- BREATH-TAKING VIEWS
- 1.2 ACRES OF LAND
- DETACHED ANNEX
- GATED DRIVEWAY
- EQUESTRIAN PROPERTY
- PRIVATE LOCATION



Howroyd Farm Cottage Howroyd Lane Whitley DEWSBURY WF12 0NB		Energy rating 
Valid until 3 June 2035	Certificate number 3535-5527-9400-0029-8276	
Property type	Semi-detached house	
Total floor area	126 square metres	