



Cherry Tree Cottage, Beech Lane, Spofforth

£525,000 Guide Price



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WINNING AGENT**

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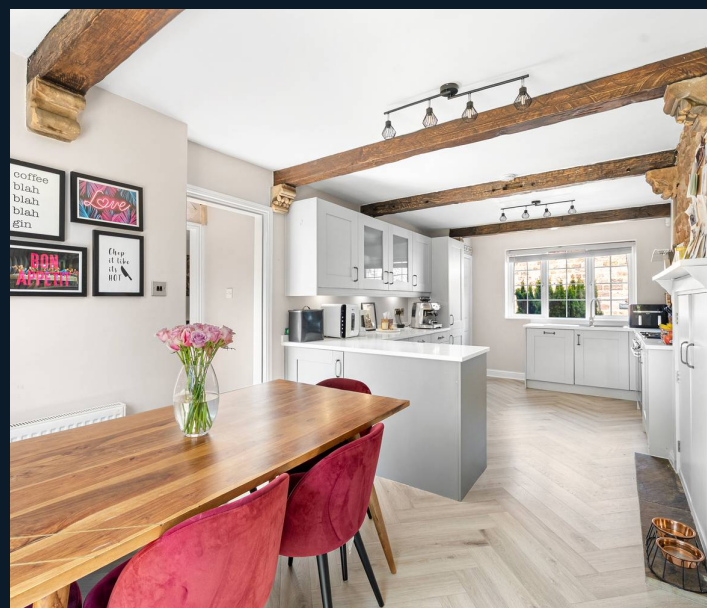
Occupying a peaceful position within the heart of the highly regarded village of Spofforth, Cherry Tree Cottage is an impeccably presented detached village home that has been thoughtfully renovated and finished to an exceptional standard throughout. Successfully combining period charm with contemporary styling, the property offers beautifully appointed accommodation, together with a private south-facing rear garden, driveway parking to either side of the house and a stylish home office with adjoining storage. Characterful stone elevations, decorative exposed timber beams, a welcoming wood-burning stove, and bespoke joinery combine effortlessly with luxurious bath and shower rooms and high-quality finishes to create a home that is both elegant and practical. Crittall-style doors from both principal ground floor rooms provide a wonderful connection to the gardens, flooding the accommodation with natural light and creating an ideal environment for modern living and entertaining. Beautifully renovated throughout and enjoying a peaceful village setting, Cherry Tree Cottage presents a rare opportunity to acquire a detached home that is ready to move straight into.

OUTSIDE The rear garden provides a delightful extension of the living accommodation, enjoying an excellent degree of privacy together with a desirable south-facing aspect, allowing it to enjoy sunshine throughout much of the day. Immediately adjoining the house is a generous stone-flagged terrace, perfectly positioned for outdoor dining and entertaining whilst overlooking the beautifully maintained lawn and thoughtfully stocked borders beyond. Enclosed by attractive stone walling and mature planting, the garden offers a wonderful balance of colour, privacy, and year-round interest, creating an ideal environment for both families and those simply looking to relax. A further standout feature is the stylish home office, created through the thoughtful conversion of the property's garage. Providing an ideal environment for those working from home, running a business, or simply requiring a separate retreat, the office is complemented by an adjoining storage room, ensuring there is still ample space for bicycles, gardening equipment, and everyday household items. Driveway parking is conveniently positioned to either side of the house, providing valuable off-street parking for multiple vehicles and adding further practicality to this exceptional village home.

LOCATION Spofforth remains a most sought-after village, renowned for its attractive period architecture, strong community atmosphere, and exceptional accessibility. The village offers a range of everyday amenities including a highly regarded primary school, village store, public houses, and recreational facilities, whilst Harrogate, Wetherby and Leeds are all within easy reach, together with excellent road links via the nearby A1(M). The surrounding countryside provides an abundance of walking, cycling and outdoor pursuits, further enhancing the appeal of this exceptional location. Council Tax band: F Tenure: Freehold EPC Energy Efficiency Rating: D

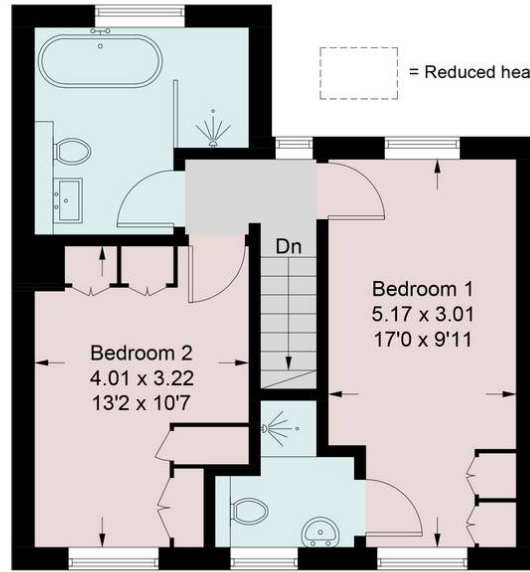


A practical entrance porch provides an excellent everyday addition to the house, offering useful space for coats, boots, and outdoor wear before opening directly into the beautifully presented sitting room. Centred around an attractive wood-burning stove, this is a wonderfully welcoming reception space, with decorative exposed ceiling beams adding warmth and character. Elegant Crittall-style doors open directly onto the rear terrace and gardens, seamlessly extending the living space outdoors during the warmer months. Occupying the full depth of the house, the beautifully appointed dining kitchen forms the true heart of the home. Thoughtfully designed to provide distinct cooking, dining, and family areas, it is fitted with a comprehensive range of bespoke shaker-style cabinetry, generous quartz worktops and a substantial peninsula providing additional storage and preparation space, creating a superb environment for both everyday living and entertaining. Decorative exposed beams and attractive stone detailing complement the contemporary finishes, creating a room that successfully blends traditional character with modern design. Crittall-style doors at the rear open directly onto the garden terrace, providing a seamless connection between the indoor and outdoor living spaces whilst allowing natural light to flood the room. To the first floor, the principal bedroom is a generous double bedroom complete with bespoke fitted wardrobes and a beautifully appointed en-suite shower room finished with quality contemporary fittings. The second double bedroom is equally well presented and also benefits from bespoke fitted wardrobes, whilst the stunning house bathroom has been thoughtfully designed with a freestanding bath, separate walk-in shower, and elegant brass fittings, creating a luxurious retreat at the end of the day.



Cherry Tree Cottage, Spofforth, HG3

Main House = 77.2 sq m / 831 sq ft
Limited Use Area = 1.0 sq m / 11 sq ft
Garage / Office = 17.9 sq m / 193 sq ft
Approximate Gross Internal Area = 96.1 sq m / 1035 sq ft



First Floor

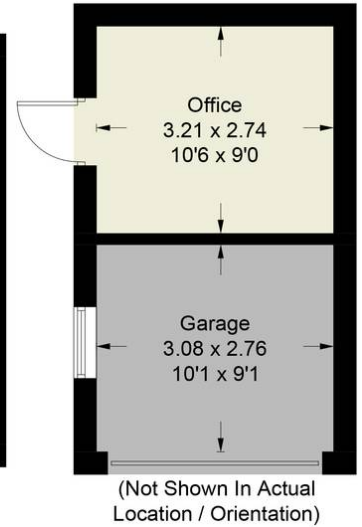


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