



**Yew Tree Cottage, St Stephens Road, Steeton, BD20 6SB**

**Asking Price £595,000**

- GRADE II LISTED HOME
- BREATHTAKINGLY BEAUTIFUL FORMAL GARDENS
- ORIGINAL FEATURES
- PEACEFUL LOCATION
- WALK THROUGH VIDEO WITH THE BROCHURE
- FOUR DOUBLE BEDROOMS
- PRIVATE DRIVEWAY & PARKING
- ELEGANT LIVING SPACES
- EXCELLENT TRANSPORT LINKS

# Yew Tree Cottage, Steeton, BD20 6SB

Step into history at Yew Tree Cottage—a stunning Grade II listed 4-bed home dating back to 1515, set in 1 acre of Arts & Crafts gardens. Elegant interiors, original features, and tranquil surroundings await. A rare blend of charm, space, and seclusion. Book your viewing today!



Council Tax Band: E



## PROPERTY DETAILS

Welcome to Yew Tree Cottage — a truly enchanting and historically rich Grade II listed residence, nestled within approximately half an acre of meticulously landscaped formal gardens. This remarkable home, once an integral part of the distinguished High Hall estate, was expertly converted around 11 years ago to create a magnificent four-bedroom dwelling, with origins believed to date back as far as 1515.

From the moment you arrive, it becomes clear that this is no ordinary property. A sense of timeless elegance surrounds you as you approach the original front door, which opens into a charming entrance vestibule. Here, period details abound — from the distinctive feature hallway to the graceful open-return staircase ascending to the first floor. Tiled floors and a striking feature wall add both warmth and character, while access to the original cellars hints at the home's rich historical legacy.

The living and dining room is a perfect blend of historic charm and modern comfort. Bathed in natural light from classic mullioned windows, it also features elegant French doors that open directly onto the awe-inspiring gardens, creating a seamless connection between indoor and outdoor living. A multi-fuel stove adds a cosy focal point, ideal for quiet evenings or entertaining guests in style.

The kitchen is thoughtfully designed and fully equipped to meet every need. It offers convenient access to the side of the home and features an impressive walk-in pantry—ideal for organized storage. Adjacent to this space is a charming and practical cloakroom, adding everyday functionality with ease.

Step into the magnificent sitting room and prepare to be captivated. This stunning space showcases a striking stone feature fireplace that serves as the heart of the room. Elegant mullioned windows, complete with a traditional window seat, offer tranquil views over the courtyard. The floor throughout the ground floor is beautifully tiled in Portuguese marble, adding texture and grandeur.

Upstairs, a spacious landing welcomes you with characterful feature stairs and more mullioned windows, bathing the space in natural light. The master bedroom is nothing short of spectacular, boasting an original fireplace that speaks to the home's rich heritage. Its mullioned windows provide breathtaking views of the surrounding gardens. Three additional double bedrooms each offer unique charm and generous proportions, perfect for family living or guest accommodation.

The house bathroom remains true to the home's original character, complete with classic laundry cupboards and an original 1920's suite, that tell a story of its history. A separate W.C. provides added convenience for busy households.

Outside, a gravelled driveway leads to private parking at the side of the property. From here, access to the rear reveals an extraordinary hidden treasure: an enchanting garden that transports you to another era. Designed in the iconic Arts and Crafts style by renowned photographer and garden designer Alex Keighley in 1920, the grounds retain their original features, including a stone-built dovecote—still home to resident doves—a serene formal pond with koi carp, and an architectural pergola constructed from stone. The garden's charm and beauty are beyond words, demanding an in-person visit to truly appreciate its magic.

Tucked away in a peaceful enclave at the quiet end of St. Stephens Road, Yew Tree Cottage offers a rare sense of seclusion while remaining within short walking distance of the village centre and railway station. The location is ideally served by a village shop, a convenience store, a well-regarded primary school, and excellent transport links. Both bus and rail services are just minutes away, providing effortless access to the commercial centres of North and West Yorkshire.

For those seeking a home that blends elegance, space, and timeless character with a deeply rooted sense of history, Yew Tree Cottage stands as a singular and exceptional opportunity.



## Viewings

Viewings by arrangement only.  
Call 01535 636238 to make an appointment.

## EPC Rating:

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |
|   |         |                         |

