



Moor Cottage, Moor Road, Bramhope, LS16 9HN



Key Features

- Five bedroom home in countryside setting
- Moments from the centre of Bramhope
- Gated entrance with extensive driveway
- Stylish dining kitchen with central island
- Three reception rooms plus home office area
- Principal bedroom dressing area & ensuite
- Second bedroom with ensuite
- Family bathroom with roll top bath
- Wraparound gardens offering exceptional privacy
- Detached double garage with covered car port



A beautifully presented five bedroom detached home, surrounded by fields, just moments from the heart of Bramhope.





Moor Cottage is a wonderful family home that perfectly balances contemporary living with character features. Enjoying a discreet and private setting, the property is approached via twin electric gates and a generous block paved driveway which is complemented by a double garage and additional car port.

To the ground floor is a reception hallway, with parquet effect flooring, which leads to the fantastic open plan dining kitchen. The kitchen is both stylish and practical, featuring a central island with seating, ideal for informal dining or entertaining. There is extensive worktop space and storage, making it perfectly suited for family life and hosting. Two sets of double doors lead from the dining area to the private garden. There is a utility room which is accessed directly from the kitchen, with a side door to the garden.

There are three further reception areas which provide flexible living and entertaining spaces. The lounge, which is entered via double doors from the dining area, has two windows overlooking the garden and an open fire with stone surround. An additional sitting room, with fitted cupboards, runs from the kitchen and could be an ideal playroom. There is a further reception room which is flooded with natural light from three windows and a home office/study area and guest W.C.

To the first floor is a generous landing area with storage cupboards. There are five double bedrooms, two of which benefit from modern ensuite shower rooms and there is a contemporary house bathroom with a roll top bath. The principal bedroom is beautiful space, enjoying breathtaking countryside views from the Juliette balcony. There is a walk in wardrobe leading through to the ensuite shower room and a mezzanine level that provides an ideal space for a home office, dressing area or additional storage.

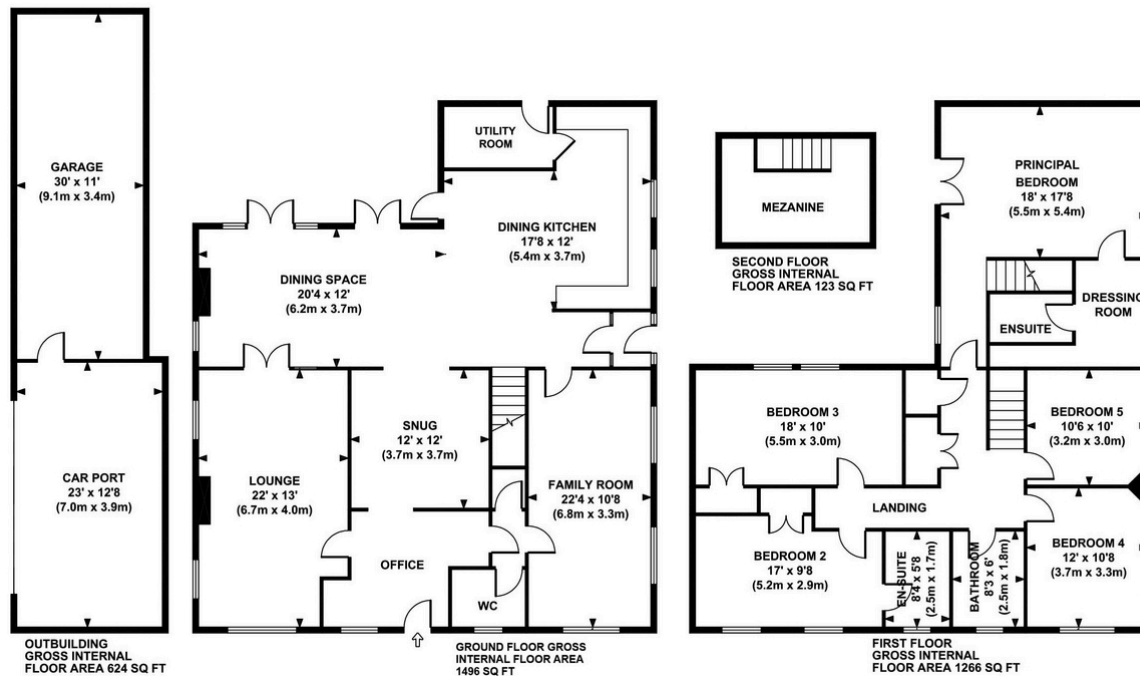
Externally, Moor Cottage is surrounded by a wraparound garden, bordered by open fields that offer a high degree of privacy and uninterrupted rural views. This idyllic outdoor space provides the perfect setting to enjoy the tranquility of the countryside while remaining conveniently close to Bramhope village amenities. Across the driveway is a detached outbuilding which comprises of a double garage and an additional carport, ideal for car enthusiasts or those looking for outdoor covered entertaining space.

Bramhope is a highly sought after North Leeds village, situated in the heart of beautiful countryside. It enjoys a strong community spirit and is home to an outstanding primary school. Local amenities include a children's nursery, medical centre and a variety of shops and cafés. The village also offers a bakery, grocer, butchers, Post Office/store, a dry cleaner, hair salons and a pharmacy. The Fox and Hounds pub features a coffee lounge and patio area. Sporting facilities include tennis and bowling clubs, a cricket ground and West Park Rugby Club.

SERVICES: We are advised that the property has broadband, mains water, electricity, drainage and gas.

N.B. Some of the photographs were taken when the property was furnished.





APPROX. GROSS INTERNAL FLOOR AREA 3509 SQ FT / 326 SQ M (Including garage and car port)
 ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	79
(55-68)	D	67
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Tenure Type: Freehold
 Council Tax Band: F
 Council Authority: Leeds City Council

