



**HEYGATE FARM HIGH STREET**  
WETHERBY, LS23 6QQ

**£699,999**  
**FREEHOLD**

Are you on the lookout for a remarkable Grade 11 listed family home situated in the charming heart of Bramham, full of character and allure?

**MONROE**

SELLERS OF THE FINEST HOMES

# HEYGATE FARM HIGH STREET

- Grade II Listed Detached Family Home • Bramham Village • Full of Character • Log burner • Three Bedrooms • Two Bathrooms • Outbuildings full of Potential • Parking • Rural • Garden



Introducing an exceptional family home and a cherished Grade II listed building that beautifully blends character and charm, this property is a must-see. Complete with parking, secure gated access, a lovingly landscaped garden, and versatile outbuildings full of potential, this residence is ready to offer its next residents both comfort and elegance.

As you approach the home, you'll be captivated by its attractive curb appeal, which features steps leading up to the front door. The downstairs layout includes a kitchen and dining area, as well as a cosy lounge with original beams and a log-burning stove. Additionally, there is a separate dining room. The property offers additional side access for day to day convenience which opens up into a spacious boot room perfect for muddy paws, this area also provides immediate access into the utility room and separate w/c. This inviting home truly is a hidden gem, radiating warmth and character.

Upstairs, you will find three well-appointed bedrooms and the house bathroom. The principal bedroom is spacious and includes an en-suite bathroom. There's another double bedroom, while the third bedroom is split-level, featuring fitted wardrobes and a velux.

One of the standout features of this property is the outbuilding, which offers fantastic potential, subject to the necessary planning permissions.

Outside, you'll discover lovely rear gardens with a patio area, perfect for entertaining, as well as access to the outbuildings. The front garden is adorned with beautiful flower beds, adding to the home's charm.

To schedule a viewing of this wonderful family home, please call Monroe.

**\*\*Environs\*\***

Bramham's close proximity to the A1M makes it an ideal location for commuting and accessing major motorways. Located near the popular market town of Wetherby and the lively village of Boston Spa, residents can enjoy a fantastic variety of bars, pubs, and restaurants, as well as all the amenities needed for convenient living.

- CGIs have been placed in this property, these are computer-generated 3D images (or, in some contexts, virtual tours) have been created to show what the interior or exterior of the property could look like. Please note that the pictures of the barn are CGI and are subject to planning permissions.

## REASONS TO BUY

- Beautifully Presented Character Home
- Grade II Listed
- Three Spacious Bedrooms
- House Bathroom, En-Suite
- Log Burner and Period Features

- Rural Setting
- Large Outbuilding
- Sought-After Location

#### SERVICES

We are advised that the property has mains water, electricity, and gas.

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

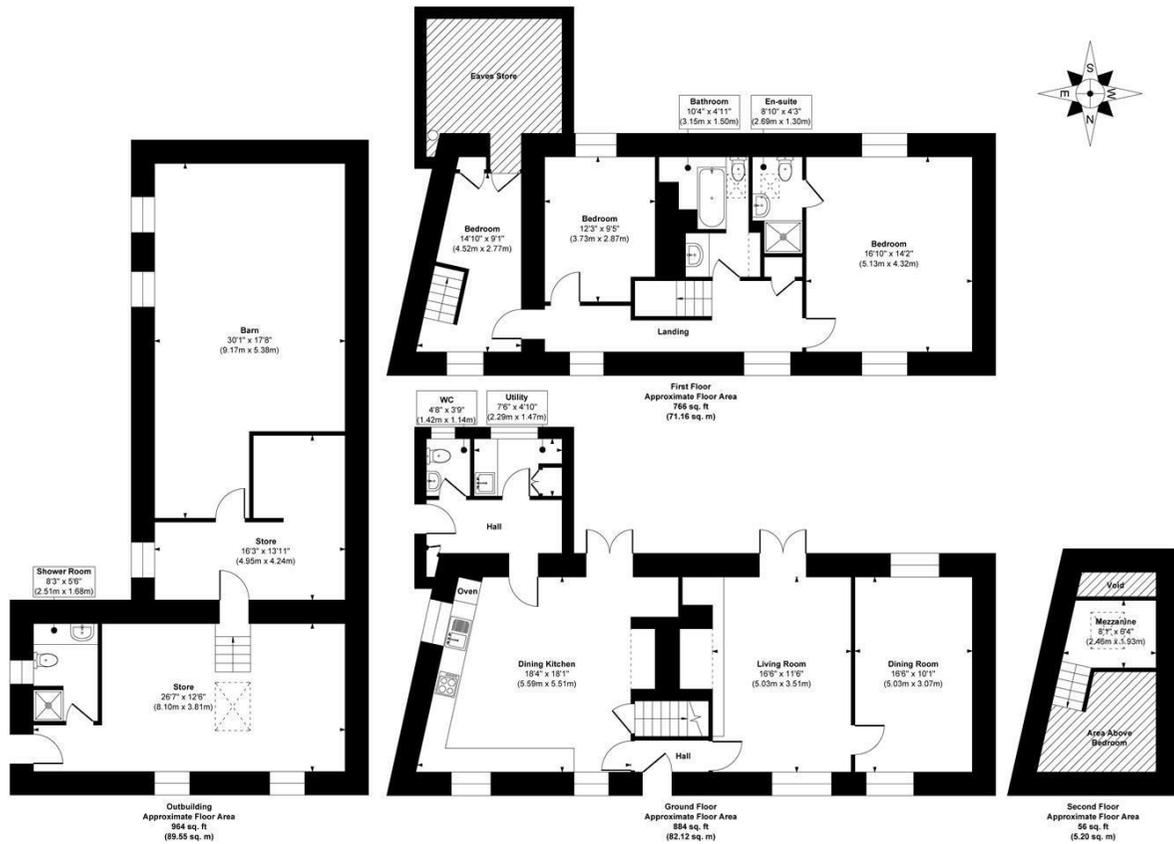
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## HEYGATE FARM HIGH STREET





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>57</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Approx. Gross Internal Floor Area 2670 sq. ft / 248.03 sq. m (Including Outbuilding)**

Illustration for identification purposes only, measurements are approximate, not to scale.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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