



TENURE
Freehold.

COUNCIL TAX
Band F (from internet enquiry).

SERVICES
We understand mains water, electricity, gas and drainage are connected.

GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

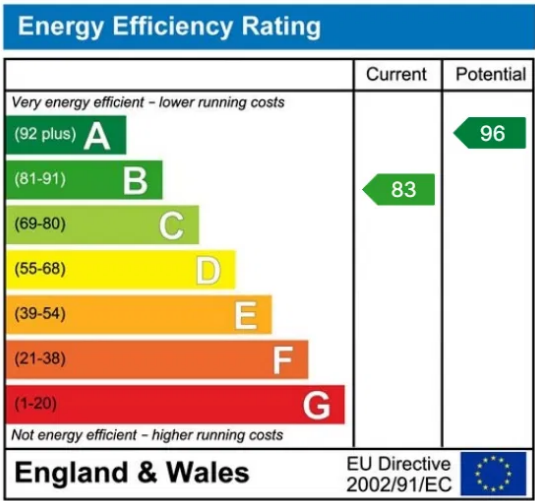
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared February 2025



Spofforth ~ Plum Tree Cottage, 11a High Street, HG3 1BQ

*** No onward chain ***

Plum Tree Cottage is a charming four-bedroom village property, revealing spacious and largely open plan ground floor accommodation finished to a high standard and tastefully decorated throughout. Altogether located on the popular high street of this desirable village between Wetherby and Harrogate, with ease of access to countryside walks along the old railway line.

- Charming village property
- Four double bedrooms
- Principal having luxury en-suite shower facility
- Open plan ground floor accommodation
- Kitchen with quality appliances and large central island
- Two generous reception rooms
- Comfortable off-street parking
- Skilfully landscaped and well-maintained gardens
- Walking distance to village amenities and primary school

£595,000 PRICE REGION



MISREPRESENTATION ACT

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VALUERS

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Property Description

Plum Tree Cottage is a well built and spacious four bedroom detached home situated in a prominent position within the heart of this highly sought after North Yorkshire village. Conveniently located, it is just a short walk from the village pub, restaurant, bistro and the village shop. With largely open plan ground floor accommodation this home combines modern comforts set within a desirable location and in further detail comprises:-

To the ground floor, access to the property is gained via a hardwood side door, leading to a welcoming and largely open plan entrance hall that connects to the downstairs accommodation. The entrance hall features a return staircase to the first floor, practical under stair storage and attractive wood flooring that covers much of the ground floor and benefits from underfloor heating. The hall flows seamlessly into the living room, a light and spacious area with triple glazed windows to the front, side and rear elevations. The room includes a fireplace with a wood burning multi-fuel stove mounted on a stone hearth, topped with an oak mantelpiece. Double internal doors lead to the side entrance porch. The kitchen area is fitted with a range of "Shaker Style" base units and drawers, complemented by quartz work surfaces and matching upstands with inset sink unit. Integrated appliances, including fridge/freezer, dishwasher, seven-ring gas hob with cooker hood, a large island with matching quartz worktops and overhang creates a breakfast bar. Utility cupboard houses the wall mounted gas fired boiler and provides space for an automatic washing machine. Adjacent to the kitchen, the dining area comfortably accommodates a dining table and chairs and includes fitted bench seating, living flame gas fire and double-glazed window to the front, along with useful store cupboard.

To the first floor, a landing area that serves all four bedrooms. The principal bedroom is a good-sized double with dual aspect windows and enjoys it's own luxury en-suite shower facility, complete with stylish wall and floor tiles. There are two further comfortable double bedrooms and a fourth bedroom with built-in storage. The house bathroom includes a modern white suite with a panelled bath, separate walk-in shower cubicle, vanity washbasin and low flush W.C.

To the outside, the property benefits from comfortable off-street parking and a well maintained, skilfully landscaped rear garden. The garden includes a stone patio area, steps leading to a level lawn, and well-stocked borders with established bushes and shrubs to the boundary. Timber fencing encloses the space, which also includes an outdoor water supply, power socket and purpose-built bar. Located on the popular High Street, this home offers both comfort and convenience in a picturesque village setting ideally located between Wetherby and Harrogate.

