

**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.

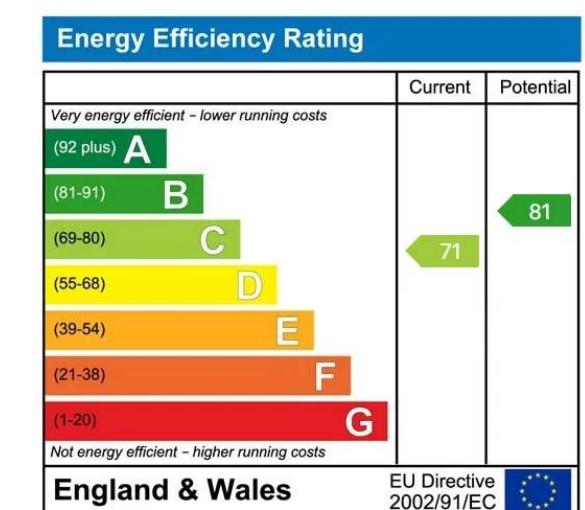
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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 2026

**MISREPRESENTATION ACT**

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

**East Keswick ~ South View Cottage, Main Street, LS17 9EJ**

A charming stone built character cottage providing skilfully extended four bedroom family accommodation revealing approx 2450 sq ft and occupying a private, slightly elevated position close to the centre of this highly sought after village.

- Period village property dating back to 1848
- Four large double bedrooms
- Principal bedroom with vaulted ceiling and luxury ensuite
- Stylish house bathroom
- Quiet yet central village location, set back from the main street
- Charming reception hallway with original Yorkshire stone flooring and exposed timbers
- Spacious living room with wood-burning stove and bespoke cabinetry
- Farmhouse-style kitchen with granite worktops

£799,950 GUIDE PRICE

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
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All-round excellence, all round Wetherby since 1950



Property Description

A charming period home with parts dating back to 1848, quietly tucked just off the main street in this most desirable village between Wetherby and Leeds. Thoughtfully modernised over the years, the property now benefits from double glazed sliding sash windows, gas fired central heating and luxurious bathroom fittings, including a stylish en-suite to the principal bedroom. Retaining many original features including a wealth of exposed timbers, the accommodation in further detail comprises:-

A hardwood front door opens into a spacious reception hallway, where original Yorkshire stone flooring, exposed stonework and ceiling timbers immediately evoke the home's heritage. Double internal doors lead through to a generous living room, beautifully appointed with herringbone LVT flooring and a carved stone fireplace housing a wood-burning stove set upon a stone hearth. Bespoke cabinetry and shelving add practical storage, while a sliding sash window to the front and patio doors to the rear allow natural light to this space. A discreet doorway reveals a dedicated home office, ideal for remote working or quiet retreat.

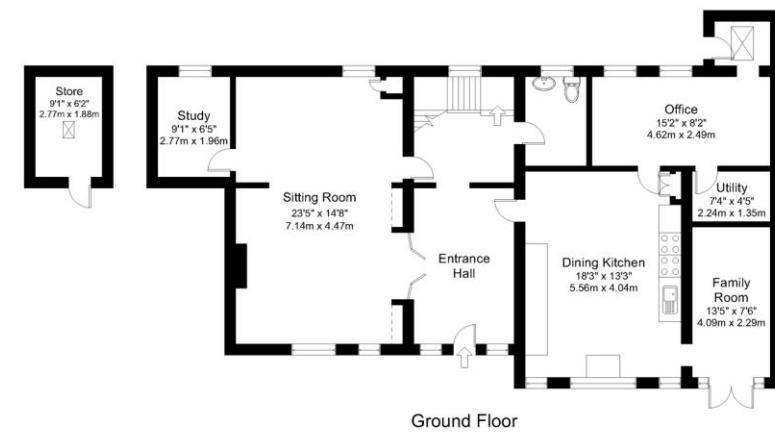
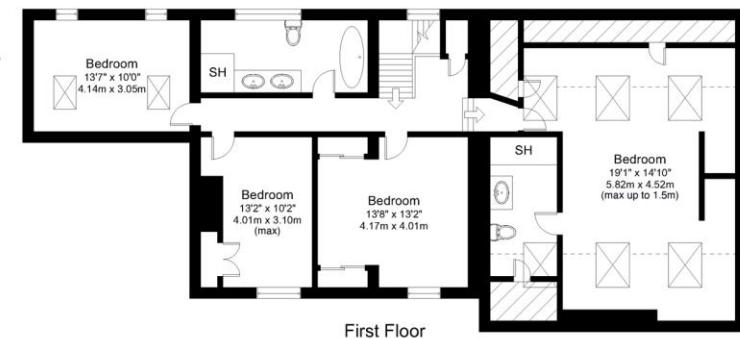
The farmhouse style kitchen is a welcoming space, fitted with granite work surfaces, tiled splashbacks, and one and a half Belfast sinks. A Rangemaster cooker with six-ring gas hob sits beneath a canopy, surrounded by hand-painted cabinetry and wooden countertops. Exposed ceiling timbers add charm, with an open archway flowing into a versatile games room or study. Adjacent lies a separate dining room with access to the garden via a rear porch, while a well-equipped utility room offers fitted base units, worktops, inset sink and plumbing for a washing machine. A guest WC completes the ground floor accommodation.

Upstairs, the principal bedroom is a light filled space with vaulted ceiling and Velux windows to both front and rear elevations. Eaves storage and pleasant views enhance the space, while a luxury ensuite features attractive wall and floor tiling, a walk-in shower, striking wash basin and low flush WC. Three further double bedrooms, two with built-in wardrobes are served by a recently installed house bathroom, comprising a large walk-in shower, twin wash basins with storage drawers, freestanding bath, low-flush WC, part-tiled walls and wooden flooring.

To the outside, a five bar timber gate opens to a crunch gravel driveway offering ample off-street parking. The front garden is laid to lawn with well-maintained borders and hedging, while a Yorkshire stone path leads to the entrance. To the rear, a private garden is predominantly lawned with mature hedging to the boundaries, offering a good degree of privacy. A stone-built outbuilding and lodge store provide excellent external storage for logs, coal and garden equipment.



South View Cottage,
Main Street,
East Keswick



Gross internal floor area excluding Store & Eaves (approx.): 221.5 sq m (2,385 sq ft)
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.