



 Renton
& Parr

Premium

“COTTAGE VIEW”, 7 BLACKMOOR LANE, BARDSEY,
LS17 9DY

£1,325,000 PRICE REGION

“COTTAGE VIEW”, 7 BLACKMOOR LANE, BARDSEY, LEEDS, LS17 9DY

An impressive five-bedroom detached residence offering extensive and versatile living space of approximately 5,000 sq ft. Occupying a choice position upon Blackmoor Lane enjoying close proximity to rolling countryside views while maintaining convenient commuting distance to Leeds. The extensive layout, large indoor swimming pool, composite decking and generous sized south facing garden creates an ideal space for entertaining. A spacious ground floor bedroom suite has been adapted with state of the art system to cater for physical mobility adaptations.

Internal viewing is recommended to appreciate the space available in the charming property, available with benefit of no upward chain

A composite front door opens into a welcoming entrance hallway with guest WC and shower, staircase to the first floor and open archway leading to a snug sitting room along with a well-appointed utility/laundry room. Double doors open into an attractive open-plan kitchen diner, fitted with a traditional shaker-style range of wall and base units, coordinating work surfaces and matching upstands. A shaped breakfast bar provides barstool seating, while appliances include a Cuisine Master triple-oven range with fan-assisted grill, five ring gas hob with hot plate and extractor above, under-counter dishwasher and large American-style fridge freezer. The kitchen flows into a spacious sitting room, extended to the rear with double-glazed French doors opening onto the south-facing composite decking, complemented by a feature fireplace with polished stone hearth and gas fire inset. Sliding doors lead to a generous conservatory with double-glazed windows to three sides and French doors opening onto the decking.

A substantial adapted double bedroom is positioned on the ground floor, complete with fitted wardrobes and a large walk-in closet. A sliding pocket door leads to a spacious bathroom. A state-of-the-art mobility winch system links the bedroom and bathroom, with widened doorways and thoughtful adaptations designed to support a range of physical mobility requirements.

The impressive pool house, measuring approximately 48 ft x 25 ft features a 32 ft x 16 ft indoor swimming pool, double-glazed windows and bi-fold doors open onto the decking—an ideal space for entertaining and relaxation. A mobility winch is fitted for assisted access. A shower room, gym store and guest WC are positioned at the far end of the pool house.

To the first floor, a master suite is approached via a landing corridor with Velux windows and eaves storage. The principal bedroom is a generous double with double-glazed windows to both front and rear, bespoke fitted wardrobes to three sides and elevated south-facing views. The family bathroom has been re-fitted with a modern white suite including low-flush WC, floating vanity basin, panelled bath and large step-in shower with tiled walls and flooring. A private study provides an ideal home office, with potential to serve as an additional bedroom if required. The second guest bedroom is a well-proportioned double with bespoke fitted wardrobes, eaves storage, vaulted ceiling with Velux windows along with a spacious en-suite bathroom with shaped panelled bath and shower above. Bedroom three enjoys a vaulted ceiling and a delightful south-facing aspect over the rear garden.

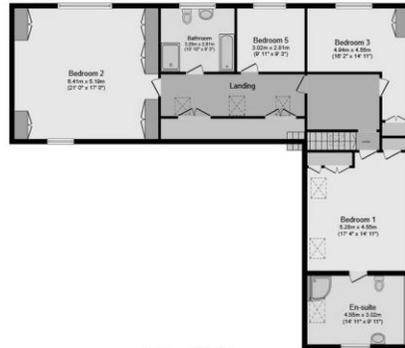
To the outside, electrically operated gates open to a tarmac driveway providing parking for multiple vehicles and access to the integral garage. The generous south-facing rear garden is a particular feature, set largely to lawn with hedgerow and timber-fenced boundaries. A large composite decking area and fitted pergola offers an ideal space for outdoor entertaining, barbecues and alfresco dining, all while enjoying open views across rolling countryside beyond.







Ground Floor



First Floor

Total floor area 464.8 sq.m. (5,003 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

TENURE
Freehold

COUNCIL TAX
Band G (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 March 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Renton & Parr

47 Market Place, Wetherby, West Yorkshire LS22 6LN

T: 01937 582731 | F: 01937 587578 | E: sales@rentonandparr.co.uk | W: rentonandparr.co.uk



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