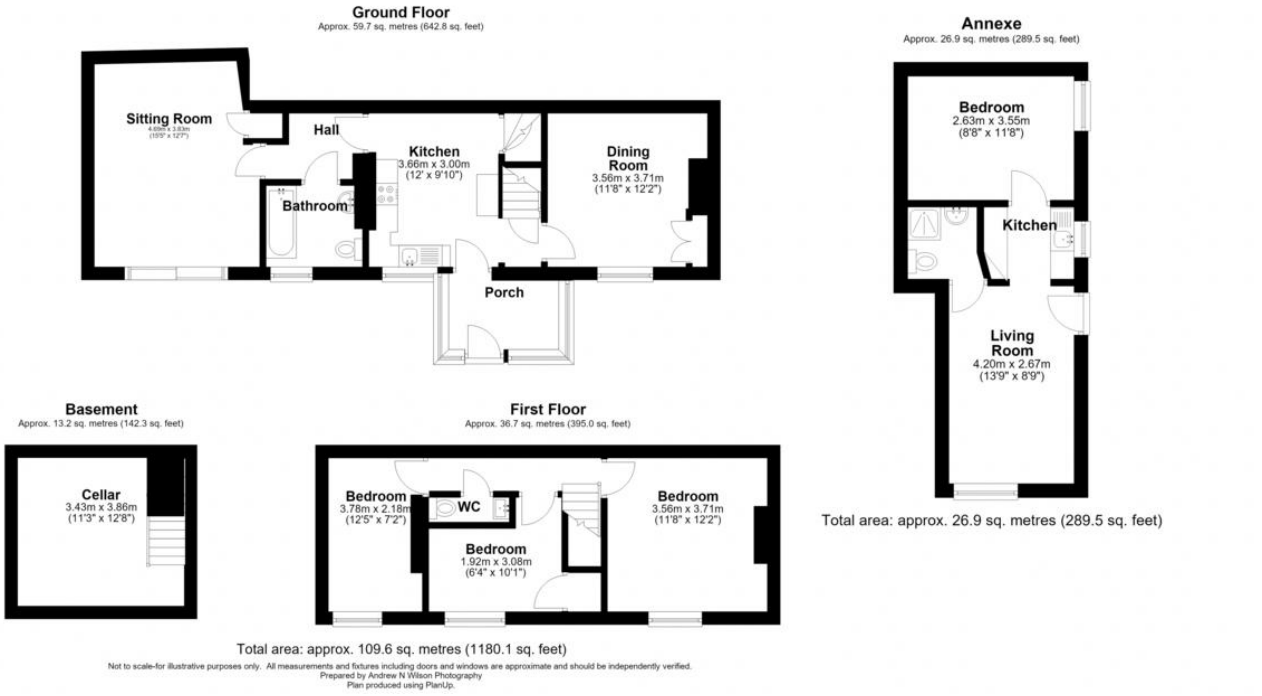
Rosemary Cottage
16 High Street, Clifford











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Guide Price £575,000

Rosemary Cottage, 16 High Street, Clifford, LS23 6JF

NO ONWARD CHAIN A double fronted stone three/four bedroom detached cottage with a separate stone detached bungalow, self contained annexe/teenage suite situated in a private location just off the High Street with accommodation as follows: Porch, Fitted Kitchen, Dining Room, Lounge, Three Bedrooms, Bathroom, Cloakroom and Parking. Separate Detached Stone Bungalow with Lounge/Office/Playroom, Kitchen, Shower Room, Bedroom and with Parking for several cars. VIEWING ESSENTIAL







ROSEMARY COTTAGE WITH ANNEXE CLIFFORD

A Characterful South Facing Stone-Built Cottage with Separate Self-Contained Bungalow/Annexe.

Situated in the heart of the popular village of Clifford, Rosemary Cottage is an attractive, double-fronted stone-built cottage offering generously proportioned and versatile accommodation, together with the considerable advantage of a separate self-contained detached stone bungalow/annexe. The property combines traditional cottage character with practical living space, making it an appealing proposition for families, multi-generational living or purchasers seeking accommodation for guests, independent relatives or home working.

The main cottage provides three bedrooms, two reception rooms and a fitted kitchen, complemented by a ground-floor bathroom and a separate first-floor cloakroom and cellar. The accommodation retains a number of traditional features, including exposed ceiling beams and an open fireplace, which contribute to the property's character and appeal. The kitchen is fitted with a range of wall and floor units and incorporates a selection of integrated appliances, providing a practical space for everyday family living.

A particular feature of Rosemary Cottage is the separate Detached Stone Bungalow/Annexe, which benefits from gas central heating and offers an additional bedroom, its own kitchen, a shower room and a useful lounge/office/playroom. This flexible arrangement provides a variety of potential uses, whether for extended family, visiting guests, a home office or additional recreational space.

Externally, the property benefits from a south facing private enclosed front garden, providing an outdoor area to enjoy, together with a gravelled parking area offering space for a number of vehicles. This family home has open views across the garden and towards the surrounding countryside, adding to the property's village setting.

Rosemary Cottage represents an excellent opportunity to acquire a traditional village property with flexible accommodation and the added benefit of a separate detached bungalow/annexe. The combination of character features, multiple living spaces, parking and convenient access to surrounding towns makes this a property worthy of closer inspection.

THE VILLAGE OF CLIFFORD

Clifford is a popular village conveniently positioned approximately 2½ miles from Wetherby and the A1. The village offers a pleasant setting for those seeking a community atmosphere while remaining within easy reach of a broader range of facilities.







The nearby market town of Wetherby provides a variety of shops, supermarkets, independent retailers, cafés, restaurants, schooling and leisure amenities. The surrounding area also offers opportunities for countryside walks and outdoor recreation.

For commuters, the nearby A1 provides convenient road links towards Leeds, York and Harrogate, as well as connections to the wider motorway network. Established bus services are also available.

Rosemary Cottage is a characterful village home offering generous accommodation, a useful separate annexe and a convenient location, making it an appealing choice for purchasers looking for a property with flexibility and scope to suit a variety of living arrangements.

DISCLAIMER

Please note this property is currently unfurnished. Computer generated imagery has been used to illustrate how the rooms could look when completed.







