



**TENURE**

Freehold.

**COUNCIL TAX**

Band F (from internet enquiry).

**SERVICES**

We understand mains water, electricity, gas central heating 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 July 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



**Bramham~ Cragg Cottage, The Crag, LS23 6QB**

A deceptively spacious three bedroom period cottage bursting with character and charm, occupying an enviable position in the heart of Bramham village enjoying elevated westerly facing views. Available with benefit of no upward chain.

- Three bedroom character property
- Living room, dining room, snug sitting room and home office
- Galley kitchen
- Versatile living space with ground floor shower room
- Three further bedrooms and house bathroom
- Beautiful mature gardens
- Driveway parking and double garage
- Excellent village location

**£500,000 OFFERS OVER**



**MISREPRESENTATION ACT**

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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.
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CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

01937 582731

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## Property Description

Entering the property through a traditional stable door into a welcoming hallway with utility space. Tiled flooring flows from the utility hallway into a well appointed galley kitchen. Fitted with a traditional range of shaker-style wall and base units, work surfaces with tiled splashbacks and deep windowsill reveals. Integrated appliances include a Neff electric oven, microwave, and a four-ring gas hob with extractor hood, along with a slimline under-counter dishwasher. A large porcelain sink with drainer and mixer tap adds practicality and charm, while a useful utility cupboard offers space and plumbing for an automatic washing machine alongside a wall-mounted Electrolux Centravac central cleaning system.

A ground floor shower room is smartly finished with step-in shower cubicle, low flush w.c. and vanity wash basin, complemented with part-tiled walls and tiled flooring providing convenience and comfort.

To the rear of the property, a versatile snug sitting room enjoys French-style patio doors opening onto the garden—ideal as a tranquil reading space or optional ground-floor bedroom if required.

Stepping through from the kitchen, a traditional dining room boasts a large double-glazed window overlooking the rear garden. An internal step leads down into the main living room, a bright and airy space with high ceilings, exposed beams, and a striking feature fireplace with stone surround, timber mantle and living flame gas fire. A large window with built-in window seat enjoys an elevated aspect.

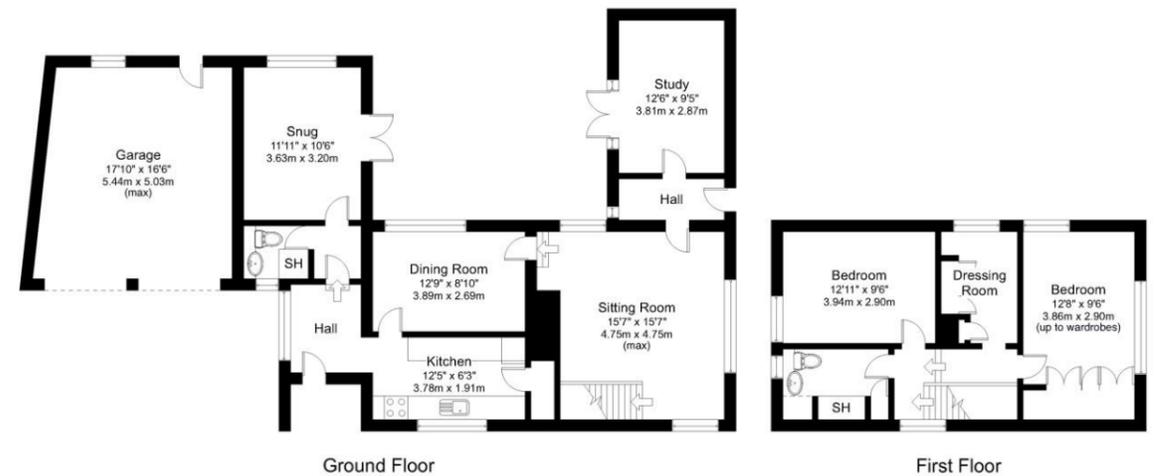
A further rear extension provides a practical porch area with cloak storage and access into a generously sized home office. Fitted with bespoke desk cabinetry and shelving, this flexible space—with French-style doors opening onto the rear garden—could easily serve as a further sitting room, studio, or occasional guest bedroom.

To the first floor, the landing has loft access and leads to three bedrooms. Bedroom one is a particularly light and spacious double room with dual aspect windows, deep built-in wardrobes, and delightful elevated views over Bramham and towards All Saints church. Bedroom two is another well-proportioned double room, while bedroom three, currently used as a dressing room, is fitted with full-height wardrobes along one wall.

The house bathroom is fitted with a large step-in shower cubicle, low flush w.c., and vanity wash basin with storage beneath. A large airing cupboard houses the insulated water tank, linen storage and shelving. A heated towel rail and tasteful tiled flooring complete the space.

Externally, the property enjoys driveway parking to the side and access to a generous double garage with manual up-and-over door, light and power laid on.

The landscaped rear garden is a particular highlight, thoughtfully designed with gravel pathways, stone-flagged seating areas, and shaped well-stocked flowerbeds abundant with roses, shrubs, and small trees. A pergola provides a charming focal point and shaded seating area—an ideal setting for outdoor entertaining, barbecues, and al fresco dining, all while enjoying a sunny westerly aspect and elevated views.



Gross internal floor area excluding Garage (approx.): 126.5 sq m (1,362 sq ft)  
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.

