



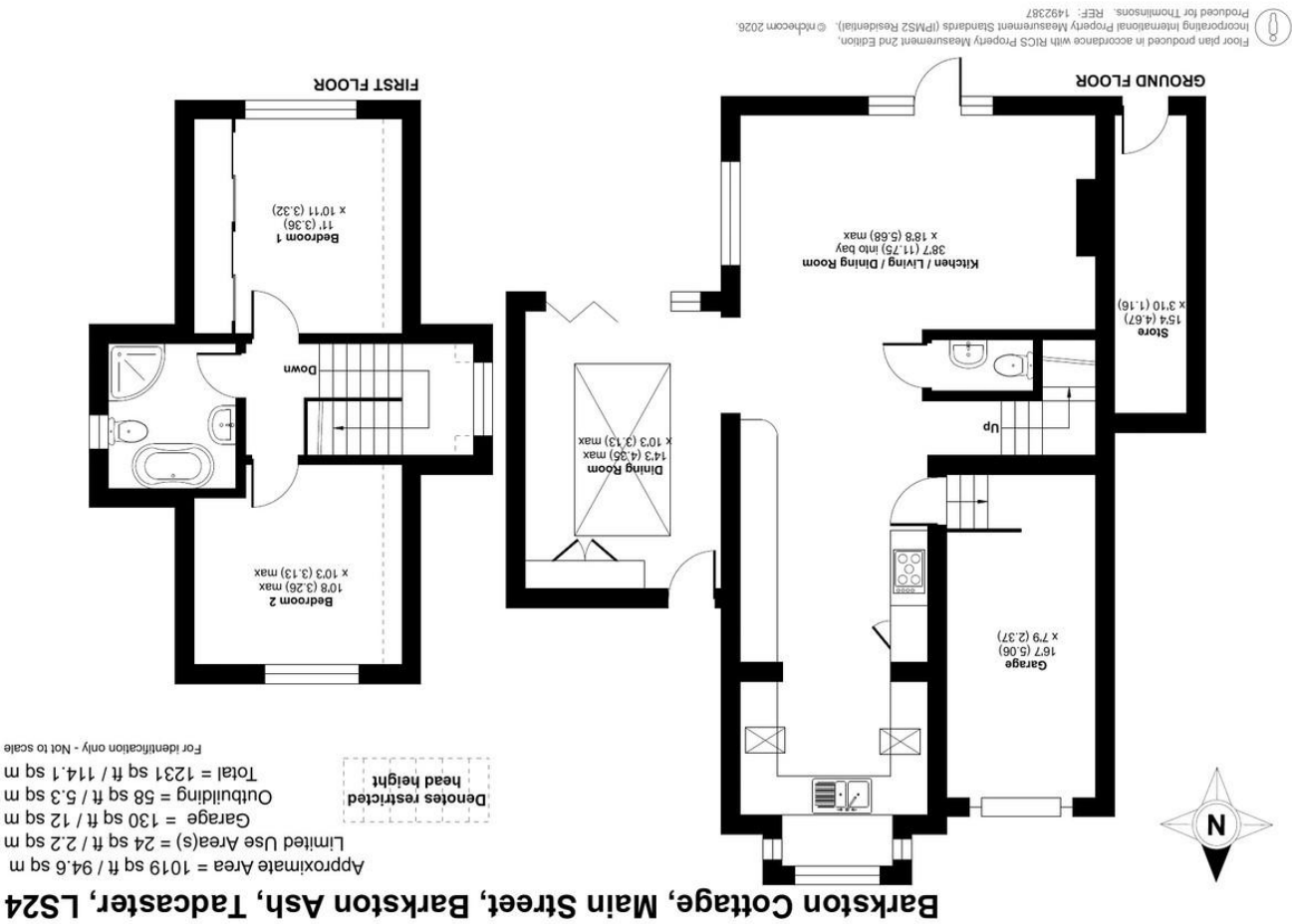
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Barkston Cottage
Main Street, Barkston Ash



Guide Price £495,000

Barkston Cottage, Main Street, Barkston Ash, LS24 9PR

A Beautifully Appointed Detached Village Home with Character and Style within the sought-after village of Barkston Ash, this immaculately presented two-bedroom detached home offers an exceptional blend of cottage charm and contemporary living. Beautifully maintained throughout, the property showcases a wealth of character features, high-quality fixtures and fittings, and thoughtfully designed accommodation, complemented by attractive private gardens and an integral garage.

VILLAGE LOCATION | DETACHED STONE COTTAGE | GATED ACCESS | TWO BEDROOMS | NO ONWARD CHAIN

Barkston Ash, North Yorkshire

A Beautifully Appointed Detached Village Home with Character and Style

Occupying a delightful position within the sought-after village of Barkston Ash, this immaculately presented two-bedroom detached home offers an exceptional blend of cottage charm and contemporary living. Beautifully maintained throughout, the property showcases a wealth of character features, high-quality fixtures and fittings, and thoughtfully designed accommodation, complemented by attractive private gardens and an integral garage.

Ideally located between Tadcaster and Sherburn in Elmet, the property enjoys the tranquillity of village life whilst benefiting from excellent transport links to Leeds, York and the wider motorway network, making it equally suited to commuters and those seeking a peaceful countryside setting.

Accommodation

A welcoming entrance opens into the impressive open-plan ground floor, where solid wood flooring flows throughout, creating a warm and inviting atmosphere.

The heart of the home is the superb open-plan living and kitchen space. The sitting area features an attractive living flame fireplace with decorative surround, providing a charming focal point, whilst French doors open directly onto the rear garden, allowing natural light to flood the room.

The beautifully crafted kitchen has been finished to an exceptional standard with bespoke handcrafted cabinetry, granite work surfaces and a comprehensive range of integrated appliances. A porcelain sink with brass fittings and Velux roof windows complete this stylish and practical space.

The adjoining mezzanine dining area enjoys delightful views over the gardens, with bi-folding doors opening onto the patio, creating an ideal setting for entertaining or everyday family living.



A useful cloakroom and internal access to the integral garage complete the ground floor.

To the first floor, the landing leads to two well-proportioned double bedrooms, both benefiting from fitted wardrobes and useful storage. The principal bedroom also enjoys access to additional eaves storage.

The luxurious house bathroom is beautifully appointed with a classic white suite enhanced by elegant gold fittings, incorporating a panelled bath with shower attachment, separate corner shower enclosure, wash basin and WC.

Outside

The property is approached via a gravelled driveway providing ample off-road parking and access to the integral garage, which benefits from light, power and utility space.

The delightful gardens are a particular feature of the property, being predominantly laid to lawn with colourful, well-stocked flower beds, mature shrubs and a sheltered patio, creating a private and peaceful space for outdoor dining and relaxation.

