



HIGHFIELDS COTTAGE IN HOLMES LANE TADCASTER, LS24 9JS

£1,225,000
FREEHOLD

This is a breathtaking showcase of sophistication, featuring elegant south-facing gardens and an impressive 3,147 square feet of private, tranquil space.

MONROE

SELLERS OF THE FINEST HOMES

HIGHFIELDS COTTAGE INHOLMES

- Former Coach House • Distinctive Property • Full Of Charm and Character • Full Wired Data System • Five Spacious and Versatile Bedrooms • Four Stunning Bathrooms With Modern Design • South Facing Garden With Walled Garden • Spacious Gravel Driveway • Outside Seating Is Great for Entertaining. • Private Road



This beautifully refurbished former coach house, dating back to the 1850s, is a truly remarkable home that seamlessly combines charming character with modern amenities. Situated on a private lane, it boasts impressive curb appeal, featuring original stable doors that enhance its unique charm. Having undergone extensive renovations to the highest standards, this property offers five bedrooms along with a variety of versatile reception rooms, making it ideal for both family living and entertaining. Covering 3,147 square feet, it is a true haven of comfort and style.

As you step inside, you're greeted by a stunning entrance hallway that leads to a convenient guest WC. Entering the heart of this exceptional home, you'll find an open-plan kitchen, living, and dining area that truly delivers a wow factor. The kitchen, featuring the exquisite Wrens Linda Barker range with quartz worktops, comes fully equipped with modern conveniences, including a wine cooler, CDA fridge freezer, four Neff ovens, 2 ovens, 1 microwave and 1 steam, and a kitchen island with seating. Stable doors open up to the garden, while striking beams bring warmth and character to the space.

The family room is just as impressive, showcasing original stable doors, bi-folding doors that lead to the garden, and a feature window that bathes the room in natural light.

This remarkable home also includes a utility room, a boot room, a separate living room, and a dining room. On the ground floor, you'll find a versatile bedroom with an ensuite, making it perfect for guests or family members. Additionally, it has underfloor heating downstairs.

Upstairs, the first floor boasts a superb principal bedroom suite complete with an ensuite bathroom and dressing room. There are three more well-proportioned bedrooms, one of which is currently utilised as a games room, providing yet another versatile space. All bedrooms are serviced by a stylish house bathroom.

As you arrive, you will be greeted by double gates leading to a spacious gravel driveway. At the back of the property, there is a generous patio area that seamlessly connects to the family room. This outdoor space features a partly walled, south-facing garden complete with millboard decking, a summer house, and several relaxing seating areas, along with a small patch of artificial turf.

ENVIRONS

Highfields Cottage, located on Inholmes Lane, is an attractive home in a desirable residential area that offers a semi-rural atmosphere while being close to the town centre and its amenities.

Situated just off Station Road in Tadcaster, this area boasts a variety of facilities, including shops, a Sainsbury's supermarket, cafes, restaurants, and public houses, as well as sporting amenities like the Tadcaster Swimming Pool.

The property enjoys easy access to the A1 and A64, providing good connections to major Yorkshire cities such as Leeds, Harrogate, and York. Intercity rail services from Leeds and York offer convenient connections to London's King's Cross in under two hours.

The LS24 9JS postcode area is characterised by mainly detached and period-style homes set in a tranquil environment. This combination of picturesque Yorkshire countryside and excellent commuter links makes it ideal for families and professionals alike.

REASONS TO BUY

- Over 3100 Sqft
- Former Coach House
- Situated on a Private Lane
- Beautiful Setting
- Five Bedrooms & Three Bathrooms
- Full Wired Data System
- Under Floor Heating Downstairs
- Desirable rural location
- Five Spacious and Unique Bedrooms

- Private Driveway
- South Facing Gardens

SERVICES

We are advised that the property has mains water, electricity, drainage and gas.

LOCAL AUTHORITY

North Yorkshire Council

TENURE

We are advised that the property is freehold, chain-free, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

HIGHFIELDS COTTAGE INHOLMES





Approx. Gross Internal Floor Area 3147 sq. ft / 292.36 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 83 |
| (55-68) D | | 74 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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