



## MANOR FARM COTTAGE MAIN STREET SOUTH

LEEDS, LS25 3DA

£499,950  
FREEHOLD

Experience the charm and character of this exceptional home that's packed with an abundance of period features. It's a truly unique property that's sure to impress. Don't hesitate, book your viewing today and take the first step towards making this remarkable home your own.

MONROE

SELLERS OF THE FINEST HOMES

# MANOR FARM COTTAGE MAIN

- Unique Period Property • Period Features • Ideal for Entertaining • Open Plan Kitchen Diner • Stunning Burlington Bathroom Suite • Four Spacious Bedrooms • Generous South East Facing Garden • Farmland Views • Ample Parking • Excellent Transport Links



Manor Farm Cottage is a truly special listed property which has origins back to the 1800's... This home is packed with an abundance of period features which have been both retained and replenished by the current owners, such as the exposed beams, original shutters and fireplaces, as well as thoughtfully installed features to match the property's original character, such as Cast-Iron radiators throughout and Victorian style tiling as you enter the property!

The ground floor is ideal for entertaining offering ample reception space, comprised of an entrance hallway, formal living room which features a fantastic fireplace, a snug which boasts a further fireplace with wood burning stove and an open-plan kitchen diner which grants direct access out onto a South-East facing Terrace.

The kitchen hosts an array of high-quality, hand-made units and features Oak worktops, an inset Belfast sink and a range cooker. There is an adjoining utility room which grants access to a W.C

To the first floor, Manor Farm Cottage accommodates three well-proportioned bedrooms and a simply stunning house bathroom from Burlington, which boasts a roll-top bath with over-head shower and a twin-basin vanity with marble tops. The character features continue upstairs in this property, for example the wooden panelled wall in the second bedroom which was relocated from the Village Hall. The third bedroom

is the perfect room for a young-child, currently offering a bespoke, wooden bunk bed however the room easily accommodates a double-bed if one desired. To the second floor, there is a spacious primary suite which features bespoke, high-quality fitted wardrobes and an en suite shower room from Burlington.

Externally, this home boasts a generous, South-East facing plot to the rear, which has been thoughtfully landscaped to accommodate a raised terrace from which to enjoy the farmland views beyond and a large lawned area. This character property even comes with the rare added bonus of ample parking!

## ENVIRONS

This exquisite property is nestled in the highly sought-after rural village of Aberford that offers top-notch facilities. Its location is perfect for national commuters, thanks to its close proximity to the region's motorway network. The surrounding area is home to some of the best-rated schools for all ages, along with a plethora of other amenities. With easy vehicular access to Leeds City Centre, the spa town of Harrogate, and the market town of Wetherby, this property is undoubtedly an ideal choice for those seeking a comfortable and convenient lifestyle.

## REASONS TO BUY

- Detached Family Home
- Unique Throughout
- Aberford Village
- South East Gardens

#### SERVICES

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

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

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

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

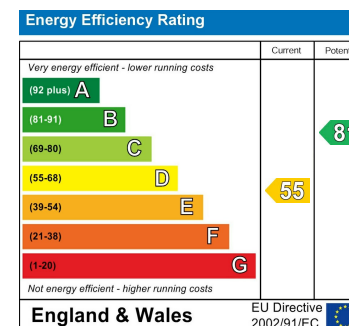
To find out more about Manor Farm Cottage, and to arrange your viewing of this gorgeous home, call Monroe. 01937 534755

## MANOR FARM COTTAGE MAIN





Gross internal floor area (approx.): 148 sq m (1,594 sq ft)  
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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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