



60 MAIN STREET
THORNER, LS14 3BU

£599,999
FREEHOLD

Discover this Charming 3-Bedroom Character Cottage with Generous Gardens, Outbuilding, Cellar and Orchard Land. A Truly Unique Home Offering Endless Opportunities.

MONROE

SELLERS OF THE FINEST HOMES

60 MAIN STREET

- No Chain • Character Cottage in the Heart of Thorner • 1/3 Acre of Private Grassland and Orchard • Large, Walled West-Facing Garden • Kitchen Diner with Garden Views • Three Well- Proportioned Bedrooms • Period Features Throughout • Single Garage, Outbuilding and Cellar • Excellent Transport Links • Village Location



Offered to the market chain free and tucked away in the heart of the sought-after village of Thorner, this delightful three-bedroom character cottage offers the perfect blend of traditional features and modern living. Rich in charm and thoughtfully updated, the home is ideal for families, downsizers, or those looking to embrace village life without compromising on space or versatility.

As you step through the front door, you're welcomed into a warm and inviting reception room, complete with a striking feature fireplace and beamed ceiling. The second reception room is spacious and filled with natural light, centred around a gas fire and offering flexibility for use as a formal lounge, dining area, or family room.

To the rear of the property, the kitchen diner is a standout feature. Bathed in light from modern skylights, this space combines traditional touches with contemporary style. The kitchen enjoys views over the beautifully landscaped rear garden, and a charming seating area provides the perfect spot for breakfast or casual dining. The kitchen also features a unique piece of the property's history – a capped well, a reminder of the cottage's heritage.

Downstairs, you will find a practical family shower room and a guest WC. The property also features a useful cellar that is accessible from the ground floor, providing

excellent storage space. The roof was replaced approximately five years ago, providing peace of mind and reducing the need for major maintenance.

You will also find three well-proportioned bedrooms, each with its own charm and character, along with a stylish shower room.

Externally, the property truly comes into its own. The large, walled west-facing garden has been thoughtfully landscaped to include various seating areas that make the most of the sun throughout the day. Whether you enjoy entertaining, gardening, or simply relaxing outdoors, this space offers it all.

A fully plumbed outbuilding offers incredible flexibility – ideal as a home office, gym, playroom, or even guest accommodation. Adjacent to this is a single garage, providing further storage or conversion potential.

A rare bonus of this property is direct access to approximately one-third of an acre of private grassland and a mature orchard. This extended outdoor space offers scope for smallholding, recreational use, or simply a tranquil retreat that enhances the lifestyle on offer.

There is also ample on-street parking on Main Street, which is readily available.

For more information or to book a viewing, call Monroe today!

ENVIRONS

Thorner is one of North Leeds' most picturesque and sought-after villages, renowned for its strong sense of community and easy access to both city and countryside. The village offers a range of amenities including local pubs, a village shop, a café, and a primary school, all within walking distance. Surrounded by scenic countryside, Thorner is ideal for those who enjoy outdoor pursuits, with numerous walking and cycling routes on the doorstep. Despite its rural feel, the village is just a short drive from Leeds city centre, Wetherby, and the A1(M), making it an excellent base for commuters. Nearby transport links include Cross Gates train station and regular bus services.

REASONS TO BUY

- CHAIN FREE
- Character Cottage in the Heart of Thorner
- Period Features Throughout
- Kitchen Diner with Garden Views
- Three Well- Proportioned Bedrooms
- Large, Walled West-Facing Garden
- Fully Plumbed Annex Building

- Single Garage
- 1/3 Acre of Private Grassland and Orchard
- Excellent Transport Links

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

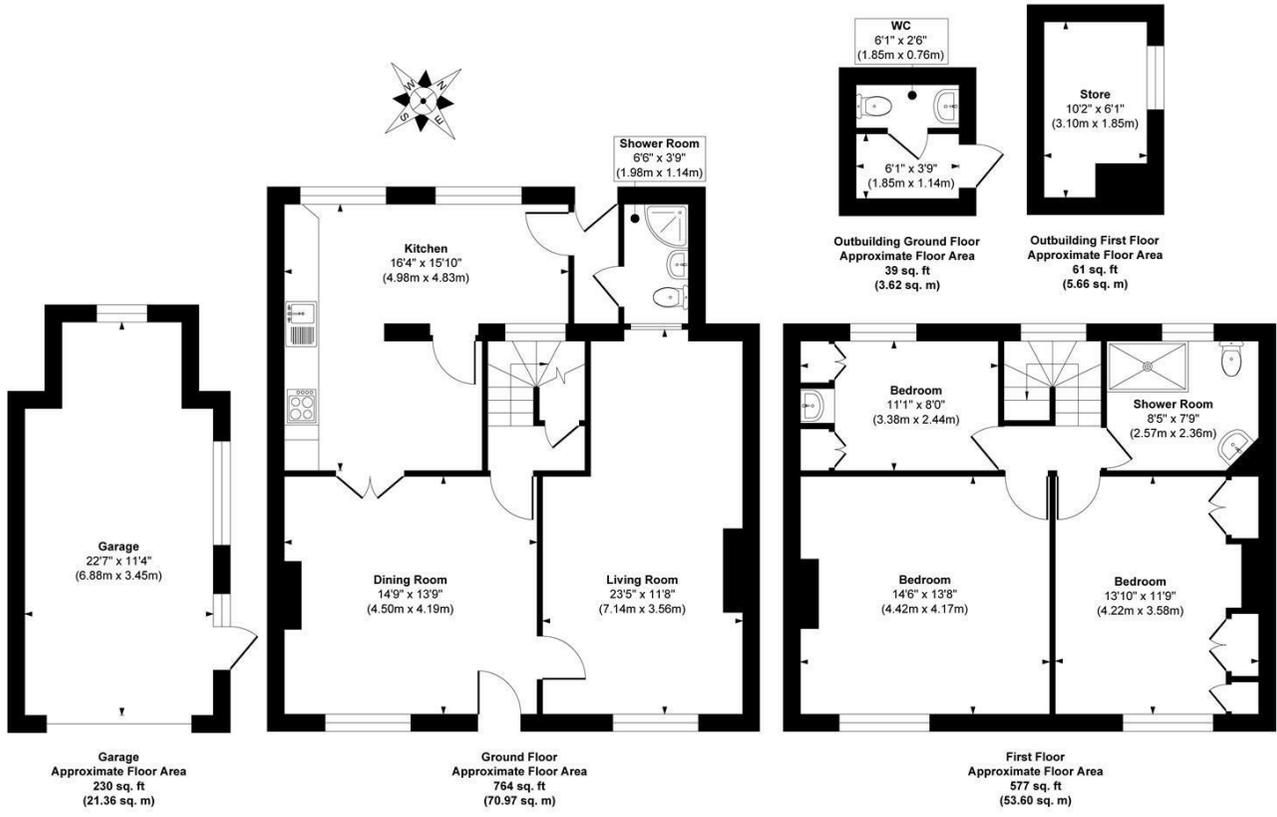
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

60 MAIN STREET





Approx. Gross Internal Floor Area 1671 sq. ft / 155.21 sq. m (Including Garage/Outbuilding)

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			79
(55-68) D	66		
(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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