

A SYMPATHETICALLY RENOVATED DETACHED COTTAGE BELIEVED TO DATE FROM THE 18TH CENTURY REVEALING CHARMING ACCOMMODATION WITH NUMEROUS PERIOD FEATURES WHICH CAN ONLY BE APPRECIATED BY PERSONAL VIEWING

05-2001

**BEADNALL
&
COPLEY**



**BRAMBLE COTTAGE
5 TOWN HILL
BRAMHAM**

PRICE: Offers in the region of £190,000

**BEADNALL
&
COPLEY**

ESTATE AGENTS • SURVEYORS • AUCTIONEERS • VALUERS

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PARTICULARS OF SALE

BRAMBLE COTTAGE 5 TOWN HILL BRAMHAM

A charming detached period cottage revealing beautifully appointed accommodation of considerable character and occupying a choice setting along this delightful village lane.

We are informed that there were originally three cottages on this site which date from the 18th Century. In recent years an extensive and sympathetic programme of renovation has taken place to create a lovely home which can only be fully appreciated by personal viewing.

Boasting a wealth of original features, the cottage briefly comprises: Lounge hall, sitting room, dining room and kitchen with pantry. There are two bedrooms and bathroom on the first floor. To the side of the cottage and approached through electrically operated wrought iron double gates, there is parking for two vehicles. Immediately to the rear and protected by the crag face there is a private gravelled courtyard garden with raised flower borders.

Bramham is an attractive and highly regarded village which supports a number of local amenities including school, shops, church, garage and public houses whilst the nearby larger village of Boston Spa provides a further choice of public facilities. Bramham itself is conveniently situated south of Wetherby off the A1 and benefits from ease of access to Leeds, York and Harrogate.

The accommodation with gas central heating, comprises in greater detail:

ON THE GROUND FLOOR

Lounge Hall

12'2" maximum including the fireplace x 11'. With panelled entry door, Yorkshire sliding sash window to the front elevation with pine working shutters and window seat. Double central heating radiator. Matching multi-paned window to the rear elevation and again with window seat. Full height stone fireplace with raised hearth and dog grate with coal effect living flame gas fire. Telephone point, pine staircase to the first floor, beamed ceiling, three wall light points and two openings to each side of the fireplace leading into the:

Sitting Room

16'6" x 10' average. With full height stone fireplace to one wall sharing the open see-through firegrate with the adjoining lounge hall. To the far wall there is a further full height stone fireplace with oak display mantel and original cast iron hob grate. Beamed ceiling, two Yorkshire sliding sash windows to the front elevation with pine working shutters and stone sills, double central heating radiator, three wall light points, t.v. point, two recessed display alcoves with fitted shelves and solid timber double doors which open to reveal a multi-paned French door leading out into the rear courtyard garden.

Dining Room

11'4" x 11'3". With two Yorkshire sliding sash windows to the front and side elevations with pine working shutters and window seats below. Double central heating radiator, beamed ceiling, three wall light points, wall mounted gas fire and recessed display niches.

Kitchen 9'1" x 8'6". With oak glazed wall cabinet, matching fitted wall storage cupboards, base cupboards with work surfaces, Tricity double oven, four ring gas hob unit, washing machine, dishwasher and fridge, telephone point, double central heating radiator, two outside doors and Yorkshire sliding sash window with working pine shutters. Pitched pine roof with Velux rooflight. Walk-in **Pantry** with window and plumbing for automatic washing machine.

ON THE FIRST FLOOR

Landing With two wall light points, window, halogen downlighters and fitted bookcase.

Bedroom One 15'7" including the entrance way and wardrobes x 9'9". With Yorkshire sliding sash windows to both the front and rear elevations, window seats, two wall light points, ceiling beam, two double central heating radiators, fitted bookshelves, telephone point, fitted wardrobes, feature fireplace and recessed storage cupboard.

Bedroom Two 11'6" x 10'7" average to the chimney breast. With Yorkshire sliding sash window affording far reaching village views, central heating radiator, vanity unit with wash hand basin, cupboard under and strip light over. Cast iron basket grate fireplace, access to the loft, wall light point and fitted wardrobe.

Bathroom With moulded panelled bath having fully tiled surround and shower. Pedestal wash hand basin with ceramic tiled splashback and low suite w.c. Strip light, shaver socket, halogen downlighters and airing cupboard with hot water cylinder. Yorkshire sliding sash window.

OUTSIDE To the rear of the property there is a most private gravelled courtyard garden protected by the crag face and with raised flower beds.

To the side of the cottage there are electrically operated wrought iron double gates which open into a double width gravelled driveway and parking area.

Services All mains services are connected to the property.

Tenure Freehold.

Viewing Arrangements Prospective purchasers are requested to contact the agent, Beadnall Copley, on Wetherby (01937) 580850, to arrange a suitable time to view.

Independent Survey Advice

The only way to reach an informed decision on an investment as important as a house purchase is to have the property professionally surveyed. We are able to offer our own in-house Survey Department under the personal supervision of David Copley BSc (Hons) ARICS. So once you have agreed to purchase a property you can lessen the risk by seeking advice from DAVID COPLEY.

W1612



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