

BEDROOM THREE

4.2m x 3.2m (13'9" x 10'5")

With double glazed window to front elevation, radiator beneath, partially vaulted ceiling with Velux window, generous eaves storage to two sides, T.V. aerial.

TO THE OUTSIDE

Set behind wrought iron gates an attractive block paved driveway and additional "crunch-gravel" drive to side offers an 'in & out' driveway. A pair of large timber gates to side reveal access to rear garden.

GARDEN

A south westerly facing rear garden which is beautifully maintained and low maintenance in nature, having large Indian stone flagged patio area with "crunch-gravel" area beyond. Steps leading down to lawned garden with established hedging and trees to the perimeter with open aspect over abutting countryside and beyond. Large timber shed and dog kennel.



1 ACRE Paddock

A five bar gate gives access to pony paddock of approximately 1 acre with secure fencing to the perimeter, there is a generous all weather timber shed, four stables with light and power laid on, water supply, separate feed store and additional store room.

SERVICES

We understand mains, water, electricity, LPG gas and drainage are connected.

COUNCIL TAX

Band E (from internet enquiry).

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared May 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Cowthorpe ~ Oakdene, Oak Road, LS22 5EY

A deceptively spacious four double bedrooomed detached village property tastefully decorated and well maintained throughout with the added benefit of it's own 1 ACRE Paddock and stabling for 4 horses, ideal for those seeking equestrian use directly adjacent to the family home.

- Home with equestrian facility
- Detached village property with four double bedrooms
- Extended and with scope for further development (subject to consent)
- Tastefully decorated throughout
- Ground floor bedroom with en-suite
- Open plan kitchen diner with separate utility
- 1 acre pony paddock with four stables

£750,000 PRICE REGION FOR THE FREEHOLD



CHARTERED SURVEYORS
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Premium

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COWTHORPE

Cowthorpe is a rural village some 4.2 miles north of the market town of Wetherby. Situated some 2 miles from the A1/M1 and within 10.3 miles of Harrogate and 14.7 miles of York. Located on the banks of the River Nidd and surrounded by open countryside the village has a Church dedicated to St Michael. The church appears to have been built by a Brian Roucliffe, and consecrated in 1458.

Cowthorpe is well known locally on account of an enormous tree, called the Cowthorpe Oak; the circumference of which, close by the ground, was 60 feet, and its principal limb (which is propped) extended to 48 feet from the bole. This venerable oak, now removed had a leading branch which fell, by a storm, in the year 1718; which when measured was found to contain five tons.

DIRECTIONS

Travelling along Wetherby Lane towards Cowthorpe, on entering the village the road becomes Oak road. Continue through the village and "Oakdene" is on the left hand side identified by a Renton & Parr For Sale board.



THE PROPERTY

An infrequent opportunity has arisen to acquire a well balanced four bedroom detached family home built from reclaimed brick, with the benefit of adjacent pony paddock with stables having separate vehicle access to the side of the property.

The accommodation itself which benefits from gas fired LPG gas central heating, double glazed windows and fitted solar panels in further detail giving approximate room dimensions comprises :-

GROUND FLOOR

ENTRANCE PORCH

With access gained via UPVC front door with obscure glazed window to side, double radiator, internal door leading to :-

HALLWAY

With attractive wood effect laminate floor covering that flows throughout a large portion of the ground floor accommodation, returned staircase to first floor with useful understairs storage cupboard, double radiator.

DOWNSTAIRS W.C.

A white suite comprising low flush w.c., vanity wash basin with cupboard beneath and tiled splashback, chrome heated towel rail.

STUDY

4.5m x 3m (14'9" x 9'10")
With double glazed window to front elevation, double radiator beneath, further window to side, storage cupboard which houses boiler and hot water tank.

LOUNGE

5m x 3.6m (16'4" x 11'9")
A light and spacious room with double glazed patio doors leading out to rear garden, further double glazed window to side, double radiator beneath. LPG gas fired stove with attractive inset, tiled hearth, oak mantle and surround.



GUEST BEDROOM FOUR

4.2m x 3.6m (13'9" x 11'9")



With double glazed window to rear elevation revealing a delightful outlook over enclosed private mature gardens and pony paddock beyond, established trees to the perimeter. Double radiator beneath, leading to en-suite shower with wash hand basin.

DINING KITCHEN

6.2m x 3.3m (20'4" x 10'9")
A generous kitchen area fitted with a range of Shaker style wall and base units, cupboards and drawers, laminate work tops and matching up-stand, double glazed window to front elevation, one and a half bowl inset stainless steel sink unit with waste disposal beneath. Integrated appliances include two Bosch electric ovens, a 5 ring gas hob and extractor hood above, freezer, dishwasher, American style fridge freezer, (available by separate negotiation) and built in wine cooler. Tile effect floor covering flows through into adjacent dining area with ample space for dining table and chairs, double radiator, a pair of double patio doors leading out to garden.



UTILITY ROOM

2.5m x 3.2m (8'2" x 10'5")
With fitted wall and base units, fitted worktop and sink, personnel door to side.

FIRST FLOOR

LANDING AREA

With loft access hatch.

BEDROOM ONE

4.5m x 3.6m (14'9" x 11'9")
A lovely light room with partially vaulted ceiling having Velux window and large double glazed window to rear elevation revealing delightful outlook over private gardens, pony paddock and open countryside beyond. Double radiator, eaves storage to two sides.



BEDROOM TWO

3.3m x 2.9m (10'9" x 9'6")
With double glazed window to side elevation, double radiator beneath, additional built in storage cupboard.



HOUSE BATHROOM

A fitted white suite comprising Jacuzzi bath with tiled surround, white low flush w.c., vanity wash basin with cupboards beneath, double shaver socket, large walk-in shower cubicle with tiled walls, LED ceiling spotlights, extractor fan, window to side elevation.

