



**TENURE**

Freehold

**COUNCIL TAX**

Band E (from internet enquiry)

**SERVICES**

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

**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 September 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Bramham ~ Carlton Cottage, Tenter Hill, LS23 6QZ**

This charming 4 bedroom, Grade II listed period property has been sympathetically refurbished throughout, blending its character with modern comforts. Nestled in a quiet position in this highly favoured village the home offers easy access to picturesque countryside walks while remaining conveniently located for commuting further afield via the A1(M).

- Elegant period property beautifully modernised throughout
- Four double bedrooms
- Generous house bathroom and en-suite to principal bedroom
- Stunning kitchen with comfortable dining area
- Lounge with impressive fireplace
- Private enclosed courtyard and carport parking
- New timber sliding sash double glazed windows

**£699,950** PRICE REGION



**MISREPRESENTATION ACT**

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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## Property Description

Sympathetically modernised and fully refurbished this charming Grade II listed period property is skilfully arranged over three floors, offering beautifully presented living accommodation in excess of 2,000 sq. ft. The property benefits from large cellar rooms, providing additional storage with the potential for further development or conversion (subject to the necessary consents).

To the ground floor a spacious entrance hall with charming original Yorkshire stone flooring and a return staircase leading to the first floor. The hall features attractive wall panelling, newly fitted timber sliding sash window to the front with fitted shutters and useful under stair storage. The superb open-plan kitchen and dining area is a standout feature, boasting shaker-style wall and base units, cupboards and drawers. The kitchen is finished with attractive quartz worktops and matching upstands, with impressive central island and inset sink unit. Quality integrated appliances include a Bosch dishwasher, induction hob with extractor, oven and microwave oven and a 70/30 split fridge freezer. An original cast-iron fireplace and exposed ceiling timbers add a touch of history to this elegant period property. The stone flag flooring flows seamlessly into the generous dining area which has ample space for a dining table and chairs and features newly fitted windows overlooking the rear elevation.

The lounge is another highlight, featuring a striking cast-iron fireplace with bold stone mantel above, exposed brick inset and a tiled hearth. The heavy ceiling timbers enhance the rustic charm, with a rear window and door leading out to the private courtyard. Additionally, there is a downstairs toilet off the hallway and steps leading down to useful cellar rooms.

To the first floor, a double turn staircase leads to a spacious landing with exposed original ceiling timbers, decorative wall panelling and an archway leading to bedroom four or home office, along with further storage. The luxurious house bathroom boasts quality sanitary ware including a freestanding bath, high-flush WC, vanity wash basin and a generous walk-in shower cubicle with tiled walls. A large window to the rear allows natural light to fill the room.

On the second floor, three double bedrooms are revealed. The principal bedroom features a built-in wardrobe, original cast-iron feature fireplace and internal door leading to a luxury en-suite shower room with underfloor heating.

To the outside, quietly positioned on this highly sought-after street within the historic village of Bramham, "Carlton Cottage" enjoys secure carport parking as well as on-street parking available. The property features an enclosed private courtyard finished with Indian stone flagging ideal for outdoor entertaining and 'al-fresco' dining. There is also a useful storage area housing the gas boiler.

