



The Cottage

School Lane, Collingham LS22 5BQ

Offers over £485,000

maxwell hodgson

estate agents

This spacious four bedroom cottage is full of charm and history. Understood to date back to C1800 this fabulous property has recently been remodelled and renovated to a high standard, maximising natural light and retaining many original features. Quietly situated yet within walking distance of the excellent amenities provided by Collingham village centre. Living room, sunny dining kitchen overlooking the rear garden. First floor: master bedroom with built in wardrobes and ensuite bathroom, two further bedrooms and bathroom. Second floor bedroom with ensuite and attic room making an ideal office. Double garage, private gardens. Must be viewed. Epc band C

Sitting Room

Half glazed stable door to front onto School Lane, two windows to front elevation. Wood burning stove with stone hearth and oak mantel, two ceiling beams, engineered oak floor, two radiators. Deep cloaks cupboard, open through to:

Dining Kitchen

A light room with a sunny aspect and two large windows enjoying views over the rear garden. Engineered oak floor, ceiling beam and inset down lights, radiator. Fitted with a range of base, wall units and drawers complemented by Beech bloc work surfaces and upstands, twin Belfast sinks. Additional tall larder units housing washing machine and condenser dryer. Integrated appliances including built under electric oven and gas

hob, extractor hood, tall fridge, freezer, Miele dishwasher.

Rear Entrance Hall

Radiator, rear entrance door to garden. Shelving and cupboard housing the gas central heating boiler. Engineered oak floor.

First Floor Landing

Under stairs storage cupboard.

Bedroom One

A very light room with two large windows overlooking the rear garden, antique wide plank stained pine floor boards. Fitted with an excellent range of built in wardrobes and drawers, radiator.

Ensuite Bathroom

Fitted with a large shower enclosure fully travertine tiled with twin shower heads (1 overhead and 1 adjustable) , claw foot bath, handmade pine vanity unit with storage and twin inset Roca wash hand basins, close couple WC, radiator, exposed floorboards, large mirror.

Bedroom Two

Fitted with a range of built in wardrobes and drawers providing ample hanging and storage space. Ornamental fireplace, sealed unit double glazed window to front. Beamed ceiling, antique wide plank exposed stained floorboards. Radiator.

Bedroom Three

PVCu sealed unit double glazed window to front. Beamed ceiling. Radiator.

Bathroom

White bath with direct shower over, concealed cistern WC, wash hand basin with double vanity unit below, heated ladder style towel rail, part tiled walls.





Second Floor

Guest suite offering ideal separate accommodation for guests or a teenager

Attic Room

Two Velux windows, three double storage cupboards into the eaves. Exposed floorboards. Double small paned doors to:

Bedroom Four

Double built in wardrobe, radiator, small paned windows overlooking the rear garden. Exposed floorboards.

Ensuite Shower Room

Low flush WC, vanity wash hand basin with double storage under. Fully tiled shower enclosure with direct shower and twin shower heads. Ladder style heated towel rail. Tiled floor.

Outside

Rear Garden

Attractive south facing rear gardens, fully enclosed and enjoying a pleasant and private aspect. Lawns with flower and shrub borders, plum trees and soft fruit bushes. Brick store and circular aluminium greenhouse. A shared path with the neighbouring cottage leads to Garth End and the driveway to the garage.

Double Garage

The double garage is currently divided so that half is used as a gymnasium with a laminate floor with a sauna. This space could very easily be taken back to a full double garage if required. Door to garden. Power and light. Electric up and over door to double width driveway onto Garth End.

Council Tax

We understand the property has been placed in council tax band E.

Services

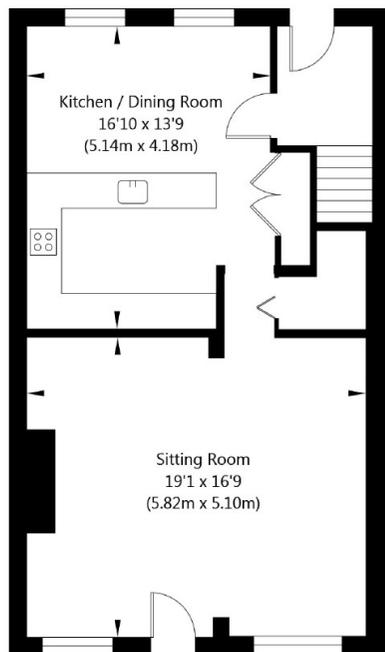
All mains services are understood to be connected to this property.



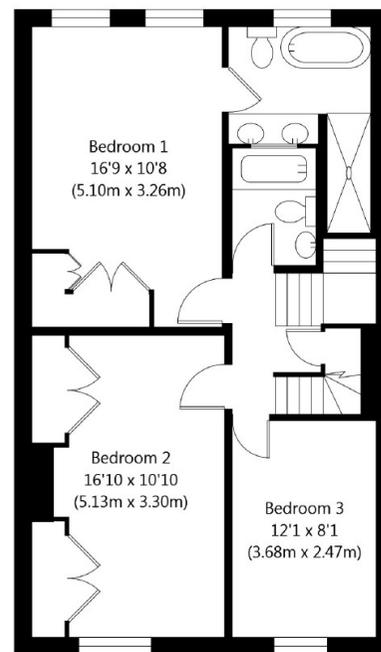


Directions

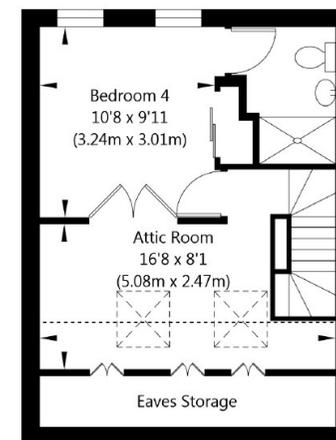
Leaving Wetherby via the A58 in the direction of Leeds, proceed into Collingham village, turn left into Jewitt Lane and right into School Lane whereupon the property is situated on the left hand side and can be recognised by the agents for sale board.



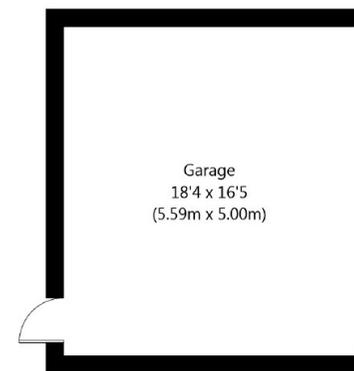
Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 654 SQ FT / 60.73 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 656 SQ FT / 60.99 SQ M



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 318 SQ FT / 29.57 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1628 SQ FT / 151.29 SQ M - (Excluding Eaves Storage and Garage)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Maxwell Hodgson Ltd wish to inform prospective purchasers that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubt. All measurements are approximate and should not be relied upon for carpets or furnishings.

