



## Holmstone Cottage

Church Lane, , Collingham LS22 5AU

Offers Over £585,000 | Freehold

maxwell hodgson

estate agents

This beautifully appointed cottage is quietly situated in a sought after backwater of Collingham with a private south facing rear garden. Large superbly fitted open plan dining kitchen with conservatory style dining area, sitting room, 3 double bedrooms, master ensuite, house bathroom. Separate annexe, 4th bedroom with shower room ideal for home working or dependant relative. 2 car secure parking. Large south facing garden. Viewing essential to appreciate size and immaculate presentation. EPC Grade D.

### Entrance Hall

Timber front entrance door. Window to front. Natural Yorkshire stone floor. Radiator. Stairs to first floor.

### Cloakroom/WC

Fitted with low flush WC, wall mounted wash hand basin with chrome mixer tap and tiled splashback. Radiator. Tiled floor. Extractor. Obscure glazed window to front.

### Sitting Room

13'1" x 11'10" (3.99 x 3.61)

A wonderfully cosy room with red brick fireplace with heavy wooden mantel and raised hearth, wood burner. Double French doors opening onto a private terrace to the rear. Radiator.

### Family Area

Double french doors leading to outside patio area and window to rear, both with fitted shutters. Two wall light points. Tiled floor. Radiator. Open to;

### Kitchen/Dining Room

28'9" max x 23'6" max (8.76 max x 7.16 max)

The stunning kitchen is fitted with an excellent range of base and wall units incorporating soft close drawers and a large central island with further cupboards and drawers and glazed a wine unit. Complimentary black granite work

surfaces with moulded drainer and inset Franke sink with mixer tap. Integrated Neff dishwasher and microwave oven. Space for American style fridge freezer and range style cooker. Radiator, Tiled floor, window to side with fitted shutters, stable door to side. Ceiling spotlights. Open to conservatory style dining area overlooking the rear garden with double French doors leading out. Radiator.

### Utility

Fitted base units with roll top worksurfaces and tiled upstand. Inset stainless steel Franke sink and drainer with chrome mixer tap. Plumbing for washing machine. Extractor. Wall mounted Baxi boiler. Tiled floor. Radiator. Window to front.

### Landing

Window to rear with deep sill. Wall light point. Exposed beams.

### Bedroom One

12'3" x 11'7" (3.73 x 3.53)

Two small paned windows with fitted shutters overlooking the gardens to the rear.

### Ensuite

Fitted low flush WC, pedestal wash hand basin with chrome mixer tap. Large shower enclosure with direct shower attachment. Inset downlights. Extractor. Part tiled walls. Tiled floor. Chrome ladder style heated towel rail. Obscure window to side.

### Bedroom Two

13'7" x 12'1" (4.14 x 3.68)

Window to front and rear with deep sills. Built in cupboard housing hot water cylinder. Radiator. Exposed beams.

### Bedroom Three/ Dressing Room

10'3" x 9'7" (3.12 x 2.92)

Currently used as a dressing room. Fitted with wardrobes providing ample hanging, drawer and





shelving space. Window to front with deep sill. Radiator.

### Bathroom

Well appointed with white suite tiled panelled bath with shower attachment over, corner shower enclosure with direct shower. Low flush WC, pedestal wash hand basin, tiled floor, half tiled walls. Ladder style heated towel rail.

### Detached Annexe

#### Bedroom Four/ Office

20'10" x 9'9" (6.35 x 2.97)

High ceiling with exposed beams. Radiator. Tiled wood effect floor. Two windows to side.

#### Shower Room

Fitted with low flush WC, pedestal wash hand basin with chrome mixer tap. Shower enclosure with direct shower. Part tiled walls. Tiled floor. Inset downlights. Extractor. Chrome ladder style heated towel rail. Obscure glazed window to rear.

#### Side access to the rear

Attractive timber double gates providing access to the side of the property and annexe. Resin drive providing 2 car hard standing.

#### Outside Rear

Enclosed south facing garden with extensive paved patio area, suitable for Al Fresco entertaining with raised wall and steps up to an extensive lawn with a deep wild flower bed and timber shed. Lovely aspect with excellent privacy.

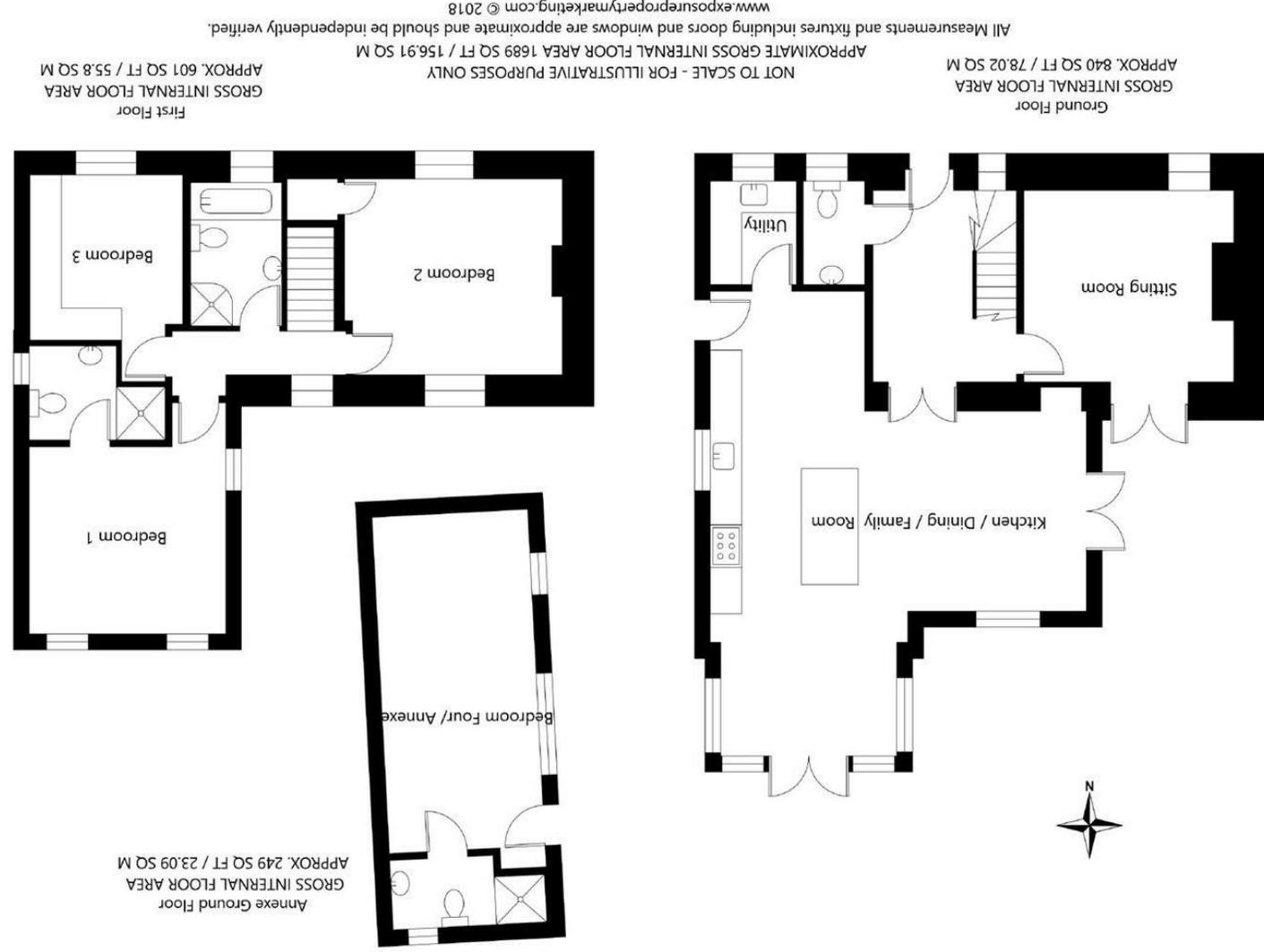
#### Services

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

#### Council Tax

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





**Directions**

Leaving Wetherby via the A58 in the direction of Leeds, proceed into Collingham village and take the first turning on the right immediately next to the church onto Church Lane. Continue down Church Lane and the property can be found on the left identified by a Maxwell Hodgson For Sale board.

