



High Toynton

Vicarage Lane, , Bramham LS23 6QG

Offers Invited £845,000 | Freehold

maxwell hodgson

estate agents

Entrance Hall

Oak entrance door. 2 windows to rear. Adzed ceiling timbers and beams. Open stairs to the first floor. 2 radiators. Understairs storage.

Cloakroom/W.C.

White suite with pedestal wash hand basin and low level WC. Radiator. Tiled floor. Recessed ceiling spots. Window to front.

Study/Sitting Room

14'11" x 11'3" (4.55 x 3.43)
Windows to both front and rear. Period style fireplace surround with marble slips and tile interior. Baxi grate. Radiator. Book cases on both sides. Built in cupboards.

Living Room

23'2" x 11'11" (7.06 x 3.63)
Ornate fireplace with canopy grate. 2 recess display cupboards. Window to front with deep tiled sill. Bay to rear with window seat area overlooking gardens and patio. French doors to the rear patio. Recessed spotlights.

Inner Lobby

Entrance door and window to front . Tiled floor.

Dining Room

15'4" x 10'11" (4.67 x 3.33)
Window to side overlooking front courtyard. 2 Traditional radiators. Large storage cupboard. Door to inner hall.

Kitchen

12'2" x 11'10" (3.71 x 3.61)
Smallbone of Devizes bespoke kitchen with oak base and eye level units. Deep sink, granite work surfaces. Miele electric hob and oven below. Integrated canopy extractor hood. Miele integrated dishwasher. Miele fridge. Travertine floor. Traditional radiator, timber ceiling, window overlooking rear garden. Large built in storage cupboard.

Utility Room

Deep granite work area. Inset Franke sink. Space for washing machine and tumble drier. Window to rear . ½ glazed door with window to side leading to the inner hall. Miele microwave oven set in free standing cupboard. Large walk in pantry cupboard with shelving.

Inner Hall

Leads from dining room to garden room. PVCU window to side.

Garden Room

30'11" x 19'0" max (9.42 x 5.79 max)
Designed and built around a shaped Yew Tree. Interesting

curved wall and stairs down to lower level with contemporary balustrade and oak hand rail. Bi fold doors lead to the rear garden and patio. Feature fireplace with log burner. Access door to rear of workshop/garage. Separate door to the upper patio area. 3 electrically operated Velux windows.

View from Garden

First Floor Landing

Split landing with windows to the rear.

Master Suite

Walk-through lobby to bedroom.

Master Bedroom

16'7" x 13'3" (5.05 x 4.04)
Windows to front and rear. 3 Radiators. Built in wardrobes. Window seat. Recessed ceiling spotlights. TV point.

Ensuite Bathroom

Raised double-ended bath. WC with hidden cistern. Wash hand basin. Large wet room style walk in shower area with twin heads. Tiled floor. Door to garden (upper level). Chrome towel rail. Access to loft space. Window to rear.

Bedroom 5/Dressing Room

Presently used as a luxury Dressing room. Ideal for use as a children's nursery. Window to front. Wall length built in bespoke wardrobes with mirror folding doors. Radiator. Built in storage cupboard.

Bedroom 2

12'2" x 11'10" (3.71 x 3.61)
Windows to front and rear, 2 radiators, pedestal wash hand basin.

Inner Landing

Built in linen cupboard and additional storage. Window to rear. Sliding door to bedroom 3.

Bedroom 3

10'6" x 9'10" (3.20 x 3.00)
Window to front, radiator, built in wardrobe cupboard.

Bedroom 4

10'6" x 8'1" (3.20 x 2.46)
Window to front. Library style shelved walls, radiator.

Bathroom

White traditional suite of bath with mains fed shower unit over. Wash hand basin with cupboards below. Hidden cistern WC. Exposed beams. Extractor fan. Window to front. Tiled walls. Radiator.



Garage

19'0" x 12'11" (5.79 x 3.94)

Skylight window provided a large expanse of natural light. Sealed floor. Worcester Greenstar 40CDi. Sectioned off workshop area measuring 12'11" x 6'0" (3.94m x 1.83m)

2nd Garage

18'9" x 16'7" (5.72 x 5.05)

Single car space and additional storage to side. Remote door to the front courtyard and driveway. Door to front.

Front garden

Remote double gates to block paved front courtyard, with raised beds. Access to garage and ample turning/standing.

Rear gardens

Excellent sized private, landscaped and manicured gardens, dominated by a feature Yew Tree cut to an attractive wine glass shape. 2 Patios. Walkway to rear and vegetable garden and upper garden level. Screened mature hedging. Stone potting shed. Excellent privacy. The total plot extensive to some 1/3 acre.

Services

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

Council Tax Band

We understand the property has been placed in council tax band G with an improvement indicator stating that 'improvements have been made to the property that might result in the Council Tax band changing if a relevant transaction takes place, for example, if the property is sold.'

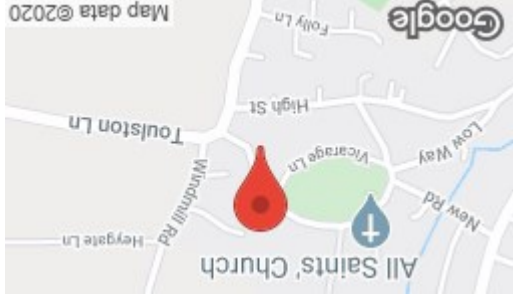
Directions

From Wetherby proceed south along the A168 parallel to the A1 following the signs for Bramham and Thorner. At the T junction turn left to Bramham, right onto Paradise Way and then left onto Aberford Road. Take the 4th left turning onto Back Lane and continue forward onto Vicarage Lane where High Toynton can be found on the left-hand side.





Directions



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