



Backstone Gill Cottage

Wike Ridge Lane, , Wike LS17 9JT

Offers Over £730,000 | Freehold

maxwell hodgson

estate agents

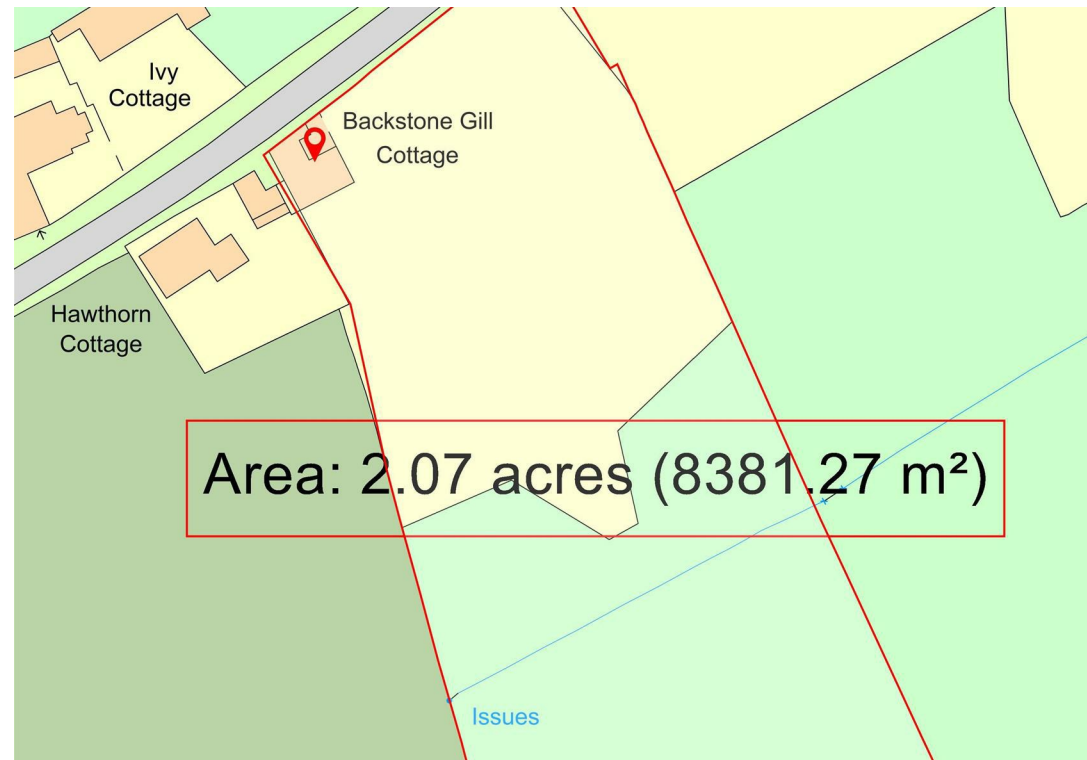
The purchase of Backstone Gill provides a superb and very rare opportunity to acquire a period cottage located in a prime edge of village position bordering open fields with garden and woodland extending to just in excess of 2 acres.

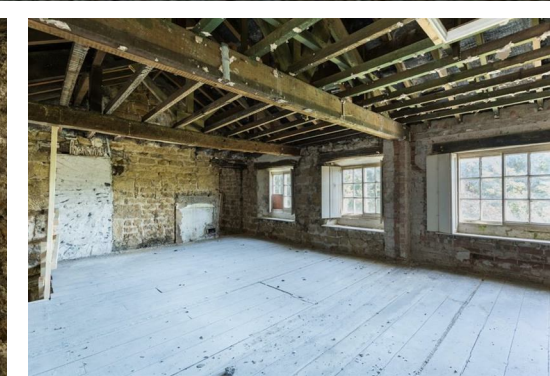
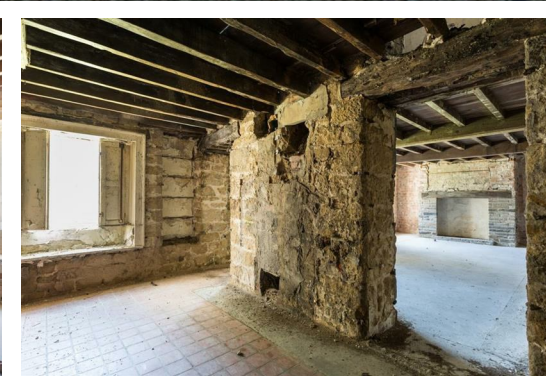
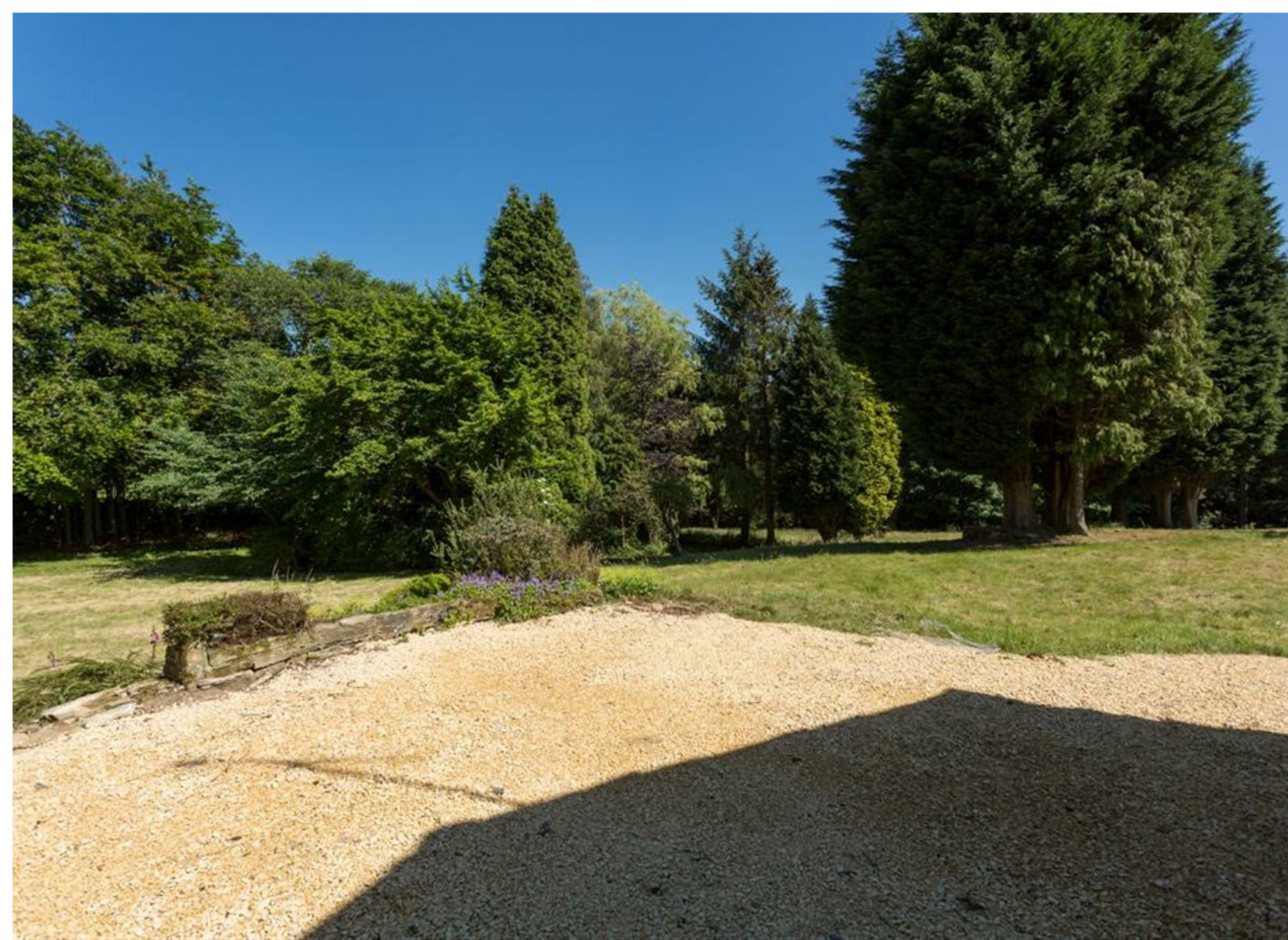
Providing amazing scope for sympathetic renovation in its current format, or extension of the existing shell subject to the relevant planning permissions, the extensive gardens benefit from a southerly aspect, fringing rolling open farmland to the west .

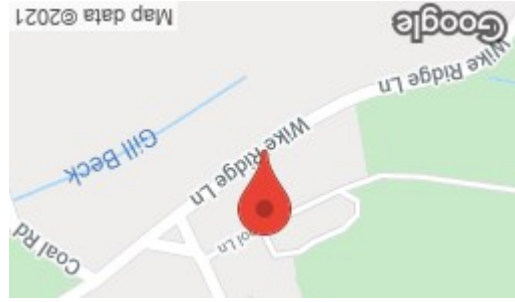
Wike is a much sought after exclusive village, situated almost mid way between the village of East Keswick and the fringe of popular north Leeds suburb of Alwoodley, within convenient access to Harrogate, Wetherby, the A1 and LBA. Wike is ideally placed for ease of access to Leeds Grammar School, fashionable shops and restaurants on Street Lane, several excellent golf courses including Moor Allerton and ready access into Leeds city centre.

Recently cleared and cleaned and now offered in a shell format with mains services connected, there are 4 principal rooms to the ground floor and an open 1st floor. Stone steps lead down from the principal reception room into a vaulted cellar with original cold slab.

The property is approached through a 5 bar gate onto a forecourt area providing ample parking. One of the exceptional features of Backstone Gill Cottage are the extensive private gardens, stocked with a wealth of mature trees and shrubs and bordered by a woodland backdrop on to the open countryside.







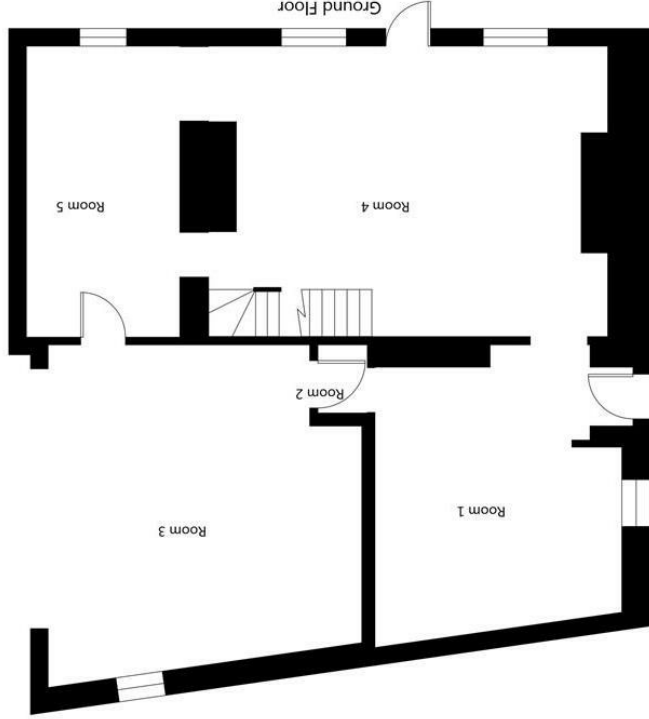
From Wetherby take the A58 towards Leeds through Collingham to Bardsey, turn right into Keswick Lane, left into Wike Lane. Continue on into Wike village and follow Wike Ridge Lane out of the village, whereupon the property is situated on the left hand side. A For Sale board is in place.

Directions



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1704 SQ FT / 158.33 SQ M - (Excluding Cellar and Store)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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GROSS INTERNAL FLOOR AREA
 APPROX. 1086 SQ FT / 100.87 SQ M



GROSS INTERNAL FLOOR AREA
 APPROX. 538 SQ FT / 50.02 SQ M

