



Cherry Tree Cottage, Timble, North Yorkshire, LS21 2NS

An impressive period family home together with a detached garage block and immaculate gardens adjoining open fields. The property enjoys a private rural location surrounded by some stunning countryside, yet is very convenient for access for the surrounding towns and cities including Harrogate, Skipton, Otley & Leeds.



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Harrogate 10 miles, Otley 6 miles, Leeds 18 miles (all distances approximate)

Offers in excess of: £1,000,000

Accommodation

Reception room, sitting room, dining room, garden room, study, breakfast kitchen, utility and a shower room. Principal bedroom with en-suite bathroom, two further bedrooms and a house bathroom. Gated approach with extensive parking and a detached garage block with a workspace, further utility area & a WC. Beautifully maintained gardens to front and rear.

General Remarks

THE PROPERTY

Cherry Tree Cottage is a very well-presented detached family home enjoying a stunning position with all the principal rooms enjoying an outlook over the adjoining gardens and open countryside. It has been sympathetically extended and improved and retains many period features including some exposed beams and panelled doors, exposed stone floors and walls and some fine stone fireplaces.

The well-presented accommodation is approached through a generous reception hall/boot room with built in storage cupboards. There is a sitting room, dining room, study, a large garden room with French doors to the gardens and a breakfast kitchen with bespoke oak fitted units including extensive base and wall cupboards, integrated appliances and an Aga. There is a utility room and downstairs shower room. To the first floor, the landing leads to the principal bedroom with en suite bathroom, two further double bedrooms and a house bathroom.

OUTSIDE

The property is approached down a tree lined drive creating both privacy and a sense of arrival. Remote controlled gates give access to a private parking and turning area at the rear of



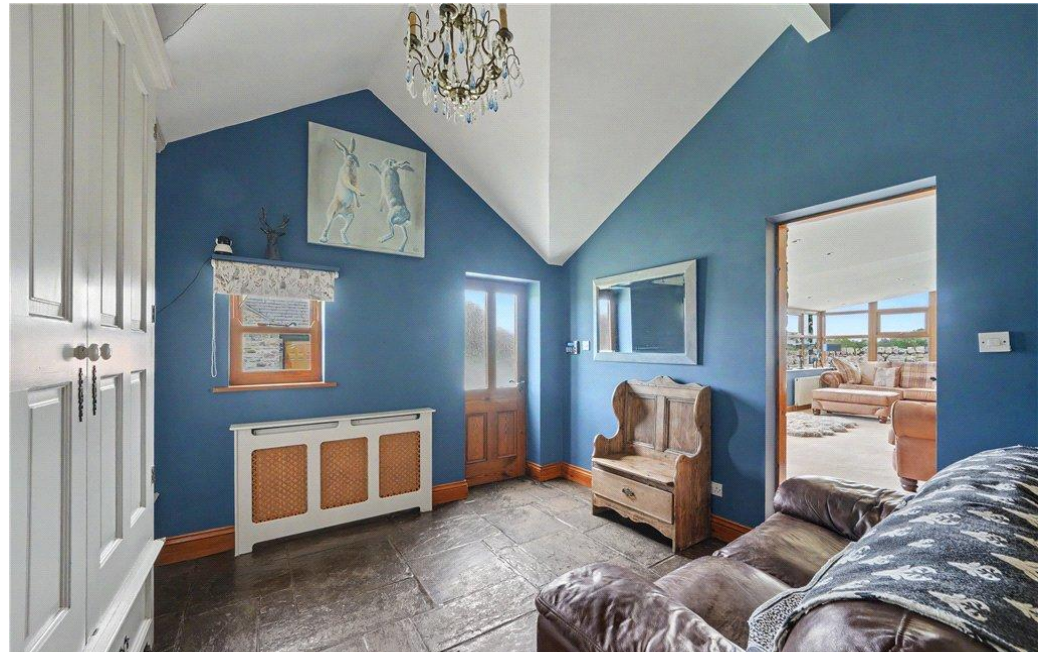
the house. The gardens are immaculate and comprise of a lawned front garden with paved patio area bounded by stone walls with raised beds. There is a further lawned area to the side which leads to the rear where there is a large garage block which includes a double garage with adjoining workspace/kitchen and a utility room and WC. Beyond the garage there is a further grassed area.

LOCATION

The property enjoys a stunning and private rural position surrounded by some wonderful countryside and is set on the slopes of the Washburn Valley with wonderful walks on your doorstep including Swinsty and Fewston reservoirs. The popular village of Timble includes the charming and award winning Timble Inn. The property lies approximately 10 miles to the west of Harrogate which offers an excellent variety of shops, restaurants, and cultural attractions. It is also a close distance from the market town of Otley (6 miles) and the commercial centre of Leeds (18 miles) which provides a much wider choice including a mainline station providing regular services to London Kings Cross. Leeds Bradford Airport is approximately 10 miles away providing regular services to many international destinations.







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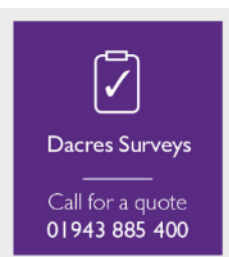
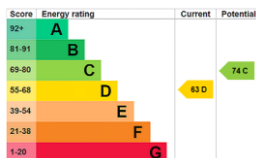
Approximate Gross Internal Area
Ground Floor = 1159 sq ft / 107.7 sq m
First Floor = 686 sq ft / 63.7 sq m
Outbuilding = 632 sq ft / 58.7 sq m
Total = 2477 sq ft / 230.1 sq m



Illustration for identification purposes only, measurements are approximate, not to scale.



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Directions

DIRECTIONS

Postcode: LS21 2NS

What3Words: /// creamed.insist.tightest

Local Authority & Council Tax Band

- North Yorkshire Council
- Council Tax Band is currently E

Tenure, Services & Parking

- Freehold
- The property has mains electric & water. There is a private drainage system and oil central heating
- Double garage and parking

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

Please note that the access drive is owned by the council and shared with the neighbour.

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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