

THE COTTAGE
Lumby

Carter Jonas

THE COTTAGE, BUTTS LANE, LUMBY, LS25 5JA

Leeds – 12 miles
York – 18 miles
Selby – 10 miles
A1(M) motorway – 1 mile

The Cottage is a very desirable individual period property which has been meticulously maintained combining modern appointment with original character features. The house sits in delightful mature well stocked private grounds in all extending to approximately ¾ acre together with a detached double garage with loft above, adjoining store room, potting shed and workshop. This building could be incorporated to form a separate ancillary dwelling perfect for extended family, deriving rental income or potentially Airbnb. The grounds adjoin open greenbelt to the east and south on the fringe of Lumby village itself completely surrounded by open countryside. The property occupies a most convenient location on the edge of the sought-after semi-rural village of Lumby and offers ease of access to the A63, A1, M1 and M62. The nearby village of Ledsham is also within easy reach famed for The Chequers Inn and the larger village of South Milford with train station, schools and daily amenities is just a short drive away. The RSPB Fairburn Ings Nature Reserve can be found just 3.5 miles to the south and despite its semi rural setting, Lumby is ideal for easy access to the region's motorway infrastructure and principal commercial centres including Leeds, York and Harrogate.

The light and well planned accommodation briefly includes an entrance vestibule off which is a guest cloak/ shower room. In the centre of the house is an impressive reception hall opening into an attractive living room with feature round window and splayed fireplace with wood burning stove. Also accessed from the central hall is a separate dining room with fireplace and a fitted utility room.

A CHARMING EXTENDED DETACHED VILLAGE HOME OF CHARACTER, FACING DUE SOUTH OVER DELIGHTFUL "COTTAGE" GARDENS AND EXTENSIVE LAWN, IN ALL OF SOME ¾ ACRE TOGETHER WITH LARGE DOUBLE GARAGE AND OUTBUILDINGS SUITABLE TO CONVERT TO ANCILLARY ACCOMMODATION ALL IN A SEMI RURAL LOCATION ON THE EDGE OF LUMBY SURROUNDED BY OPEN GREENBELT COUNTRYSIDE.



The kitchen has a comprehensive range of solid oak fitted wall and base units with granite work surfaces together with a matching island, Neff cooker and hob, dishwasher, two fridges and built in pantry. Two open archways lead through into a lovely conservatory overlooking and opening into the formal gardens. Leading off the kitchen is a garden room with folding glazed doors opening onto a private patio area and in turn provides access into a light and well proportioned entertaining room with fitted units, second dishwasher and fridge, guest cloakroom and full width glazed folding doors opening into the gardens.

The first floor comprises a principal bedroom with bespoke fitted furniture including double wardrobe, dressing table and drawers and dual aspect windows overlooking the gardens, a guest bedroom with built in wardrobes and en suite shower room with bespoke sliding glass door, two additional bedrooms, one with fitted wardrobes, one currently used as a home office with bespoke fitted units in oak including desk, bookshelves and cupboard with filing cabinets and shelving. The house bath/shower room has a Jacuzzi bath and separate power shower.

The property is approached through electric gates down a gravelled driveway into a parking area and turning circle which provides access to the detached double garage which includes a large implement store, potting shed and workshop. A folding ladder leads up to a first floor storage loft and the building as a whole could be converted to ancillary accommodation for a dependent relative or as a rental investment/Airbnb subject to planning approval.











Furthermore, this would create an ideal home office suite if preferred. There is also a three bay open fronted log store which could form additional garaging if needed.

There are delightful well stocked formal gardens in front of the cottage together with stone flagged patio areas and an ornamental pond beyond which is an extensive lawned area bounded by mature trees and open greenbelt countryside to the south and east.

ADDITIONAL INFORMATION

Services: Central heating is oil fired and with modern radiators throughout. A Solar Photovoltaic system of 17 panels on the garage was installed in October 2011 and has a further 14 years to run under the index linked guarantee of 25 years. This system generates on average 2613 Kwh, which under the original feed in tarriff generates a significant amount of money tax free annually. In addition, on the roof of the house, are four Atlas 1.3 GS Solar Panels that generate heat which is fed into the hot water cylinder. This was installed in February 2013 and this enables the boiler for the hot water to be turned off from April to September each year.

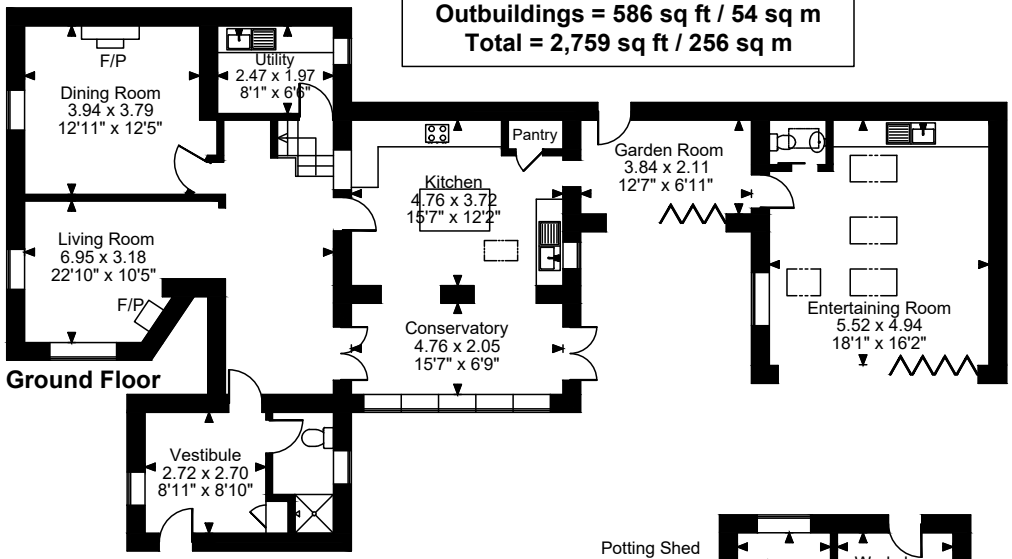
Directions - LS25 5LJ: Travelling south from Wetherby on the A1 take the junction with the A63 Selby Road and at the roundabout turn left towards Monk Fryston and Selby. After approximately ¼ mile take the turning left to Lumby and upon entering the village, The Cottage is the first property on the right hand side.

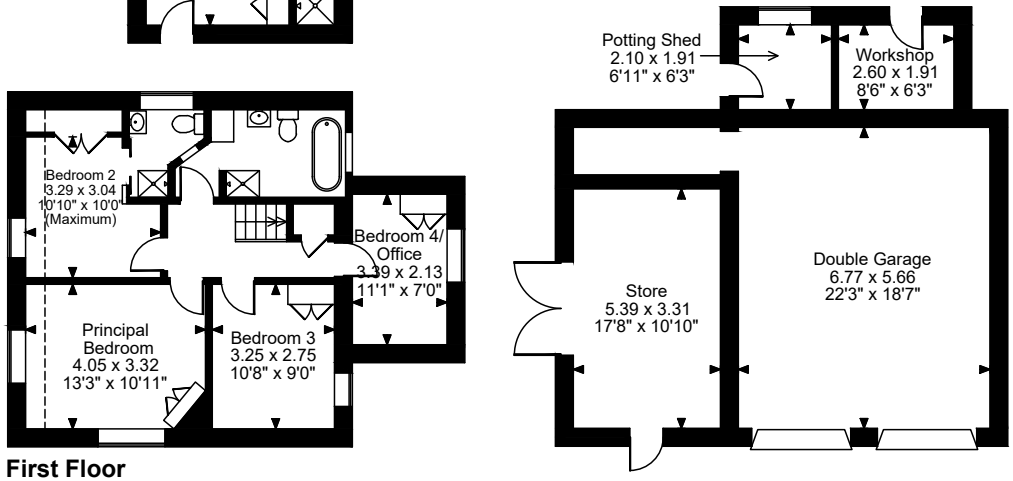


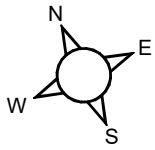




The Cottage, Lumby
Approximate Gross Internal Area
Main House = 1,716 sq ft / 159 sq m
Double Garage = 457 sq ft / 42 sq m
Outbuildings = 586 sq ft / 54 sq m
Total = 2,759 sq ft / 256 sq m







FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

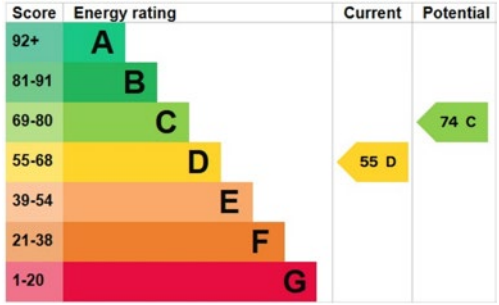
The position & size of doors, windows, appliances and other features are approximate only.

⊏⊐⊏⊐ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8695140/LWA

















Harrogate & Leeds 01423 523423
harrogate@carterjonas.co.uk
Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

carterjonas.co.uk
Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.