



CHERRY TREE COTTAGE
Ledston

Carter Jonas

CHERRY TREE COTTAGE, HALL LANE, LEDSTON, WF10 2AU

Leeds – 10 miles
Selby – 10 miles
Wakefield – 8 miles
A1 motorway – 2 miles

Ledston village offers facilities including a highly regarded Primary School, Public House/Restaurant, Wine Bar and Equestrian Centre. It also features the recently renovated Grade I Listed Ledston Hall now converted into luxury apartments. Peaceful and surrounded by attractive countryside, Ledston has the advantage of being situated a little over a mile from the A1(M) and is therefore particularly well placed for access to the cities and towns of Yorkshire as well as the national motorway network. York, Doncaster and Leeds railway stations are all within easy reach making London's Kings Cross commutable in around 2 hours.

Cherry Tree Cottage offers flexible accommodation and overall extends to almost 2,000 sqft comprising a reception hall initially opening into a well proportioned sitting room with recessed log burner and windows on three sides. There is a family room/snug and a superb open plan family dining kitchen with underfloor heating and two sets of Bifold doors opening into the rear garden. The kitchen area has a comprehensive range quality fitted units, large matching central island/breakfast bar and a range of integrated appliances. Leading off the kitchen is utility room and shower room with WC.

At first floor level is an excellent principal bedroom with two dressing areas and an en suite shower room with underfloor heating. There are then five further bedrooms, with one currently used as a home office and a house bathroom. Bedrooms three and five would easily combine to form a guest/teenage suite if required.

AN INDIVIDUAL STONE BUILT DETACHED FAMILY HOME WITH 6 BEDROOMS, OCCUPYING A PROMINENT CORNER POSITION ON THE EDGE OF THE SOUGHT AFTER VILLAGE OF LEDSTON WITH MANY OF THE PRINCIPAL ROOMS ENJOYING LOVELY OPEN VIEWS ACROSS THE PROTECTED GREENBELT LAND OF THE LEDSTON ESTATE.



Outside a block paved driveway/forecourt provides parking for three cars and there is access to the integral store room with electric roller door. The house sits in a deceptive plot with gardens on three sides including a lawned garden to the front with low stone boundary walls. An arched gateway opens into an enclosed rear garden with lawn and Indian stone terrace ideal for outside entertaining and with an integral store.

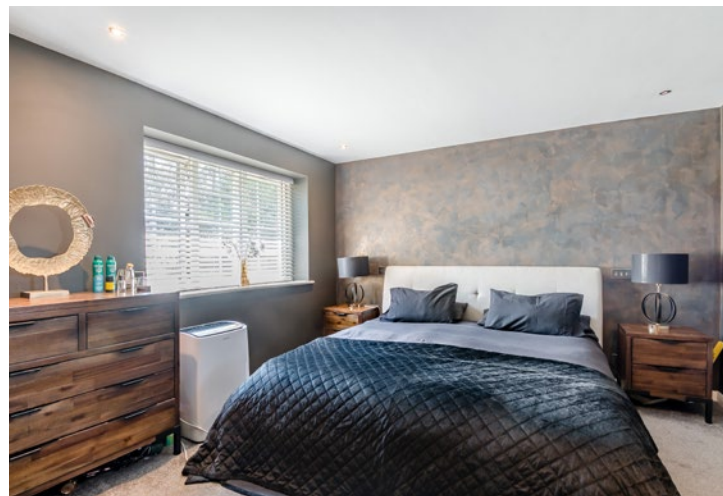
ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold. Vacant possession will be given on legal completion.

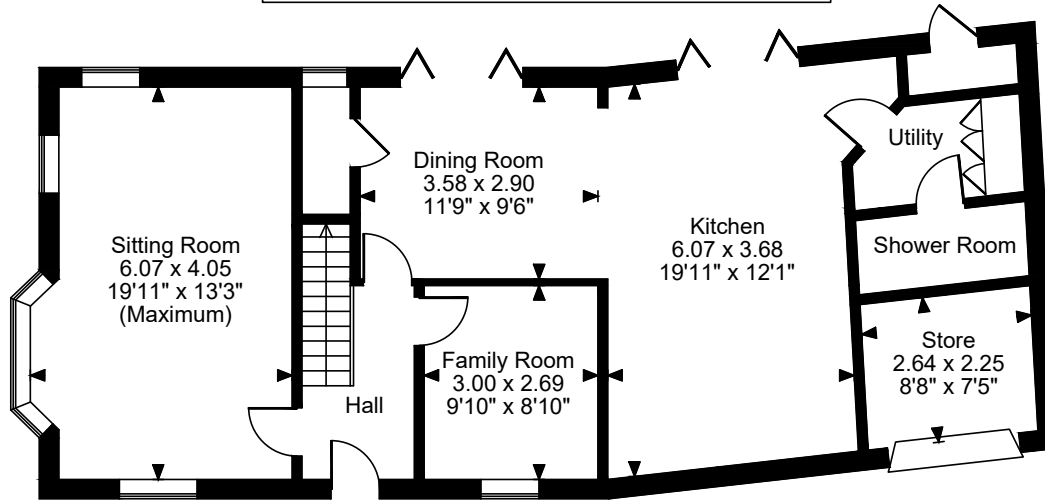
Viewings: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - WF10 2AU: From Junction 42 of the A1M with the A63 proceed west and follow the signposts to Ledsham. Continue right through the village and along Claypit Lane, turning right at the T Junction with Back Newton Lane. After approximately ¼ mile take the next turning on the left and upon entering Ledston village, continue just past The White Horse Inn on the left, and turn left onto Hall Lane. Cherry Tree Cottage occupies the corner plot approximately 500 yards on the left.

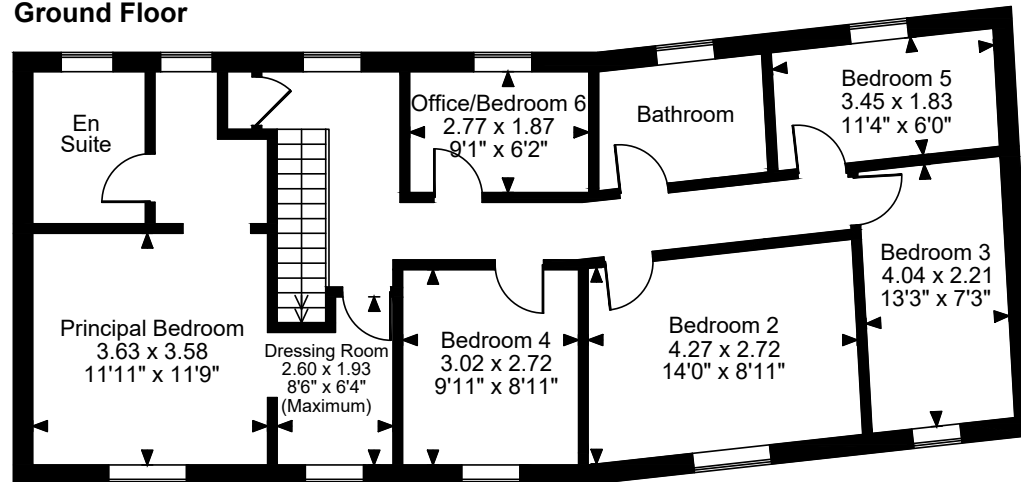




Cherry Tree Cottage, Hall Lane, Ledston
Approximate Gross Internal Area
Main House = 1,881 sq ft / 175 sq m
Store = 64 sq ft / 6 sq m
Total = 1,945 sq ft / 181 sq m



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Office 00000 00000

branch@carterjonas.co.uk

Address, Address, Address XXX XXX

Exclusive UK affiliate of

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IMPORTANT INFORMATION

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