



Cutlers Cottage

Bondgate, Harewood

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A unique opportunity to purchase a Grade II listed cottage that has been renovated to offer all modern-day amenities.

Set within a beautiful private walled garden, this handsome stone-built detached family home, sensitively combines high-specification fixtures and fittings with a wealth of period features. It is located at the heart of a desirable village near to the Yorkshire Dales, local village, town and city centre amenities and a station with regular services to Leeds.



4 RECEPTION ROOMS



3 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



PRIVATE WALLED GARDEN



FREEHOLD



VILLAGE



**3,289 SQ FT
(306 SQ M)**



**GUIDE PRICE
£1,400,000**



The property

Built by Sir John Cutler in 1678, Cutlers Cottage has been sensitively extended to offer a total of 3,289 sq. ft of light-filled two-storey accommodation. Designed for elegant family living and entertaining, the property offers generously proportioned rooms, high-quality fixtures including contemporary sanitaryware, and charming period features such as original stone fireplaces.

The accommodation flows from a spacious yet welcoming Jerusalem stone tiled reception hall with an antique feature gas fire, stone fireplace and stairs rising to the first floor. A door on one side opens to a fitted cloak room, a guest WC and access to the integral double garage. Across the hall, the magnificent 34ft dual aspect drawing room has exposed wooden flooring and an original stone fireplace at one end with a remote-controlled antique gas log fire. At the other end a bespoke oak media wall with cupboards and shelving and French doors to the rear terrace. Double doors open to a spacious vaulted dual aspect dining room, also with wooden

flooring and a feature stone fireplace. The Jerusalem stone tiled breakfast kitchen has a range of Mark Wilkinson units providing plenty of storage, a large central island, granite worktops, modern integrated appliances and a range cooker with six gas hobs and two electric ovens. The breakfast area has ample space for a good-sized table for more informal meals, and an inter-connecting fitted utility room providing further storage and space for appliances, with a Belfast sink and garden access. Bi-fold doors open from the breakfast kitchen to a bright and airy, triple aspect orangery with underfloor heating, remote-control ceiling blinds, a large, vaulted sky lantern and French doors to the terrace.

On the first floor the part-panelled principal bedroom has a fitted dressing room and an en suite bathroom with twin sinks, a central freestanding bath and separate double shower. There are two further double bedrooms, both with fitted wardrobes, one with additional storage and the other with an en suite shower room, together with a fully tiled family bathroom.



Outside

The cottage is set inside a picturesque walled garden, a particular feature of this property. It is accessed through pedestrian and sliding electric gates. The former has a coded intercom, CCTV and security lighting and opens to a paved central path flanked by level lawn and mature topiary. The latter opens to a block-paved side driveway providing private parking and giving access to the integral double garage with an EV charging point. The garage has a fully boarded loft with Slingsby ladder for additional storage and houses the boiler and two water cylinders.

The landscaped wraparound garden is laid mainly to lawn bordered by mature planting. It provides automatic watering and floodlighting systems, a gardener's cloakroom, two large storage sheds, numerous seating areas and paved side and rear terraces, one with a Japanese water feature, ideal for entertaining and al fresco dining.

Location

Set on the edge of the Yorkshire Dales, the conservation village of Harewood has a mobile library, community café, village hall, pub, hotel, and primary and independent schooling. Village residents have free membership of Harewood House and its 1,000-acre estate, used for Emmerdale's exterior scenes. Leeds and Harrogate are within easy commuting distance, both offering extensive shopping, leisure and recreational amenities.

Transportation links are excellent: buses connect the village to Harrogate, Leeds and surrounding areas, the A61 and A1(M) link to major regional centres and the motorway network, and Weeton station (4.3 miles) offers regular services to Leeds and on to London Kings Cross.



Key Locations

- Kirkstall Abbey
- Roundhay Park
- Royal Armouries Museum
- Leeds City Museum
- Harewood House
- Temple Newsam House and Park
- Bramham Park
- Thorp Arch Estate (Yorkshire Sculpture Park)
- Bolton Abbey
- York Minster (York)
- Fountains Abbey and Studley Royal Water Garden
- Castle Howard

Nearby Schools

- Grammar School at Leeds
- Gateways School
- Ashfield Harrogate
- The Duchy College
- Birkdale School
- Ampleforth College

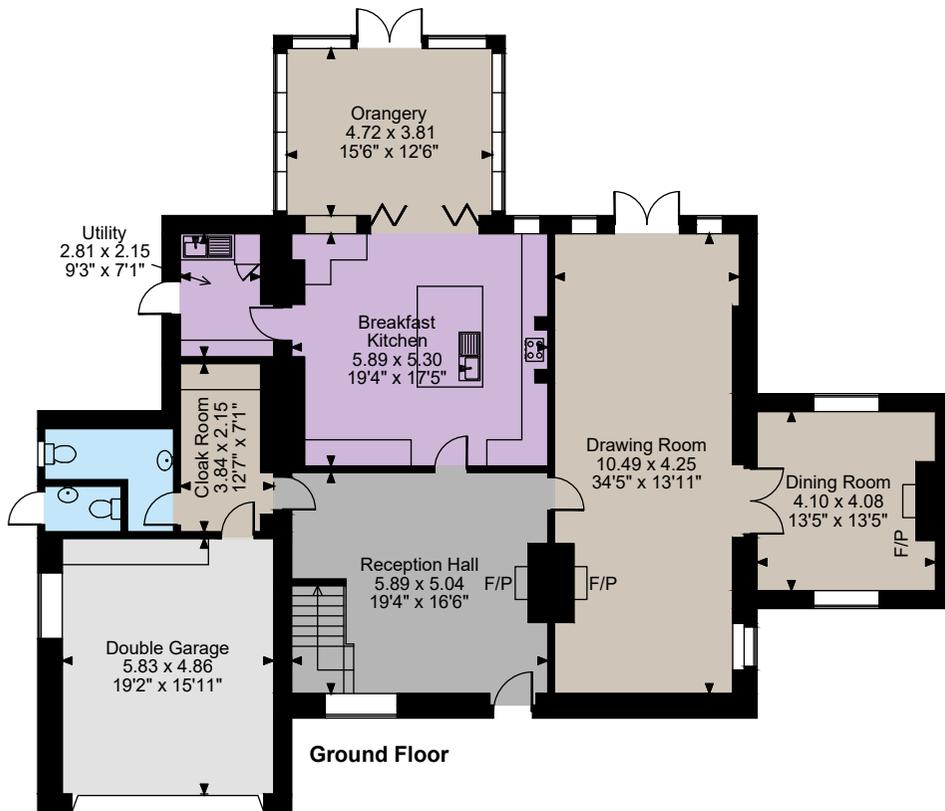
Distances

- Wetherby 6.6 miles
- Harrogate 7.4 miles
- Leeds 8.7 miles
- Bradford 16.4 miles
- York 22.5 miles

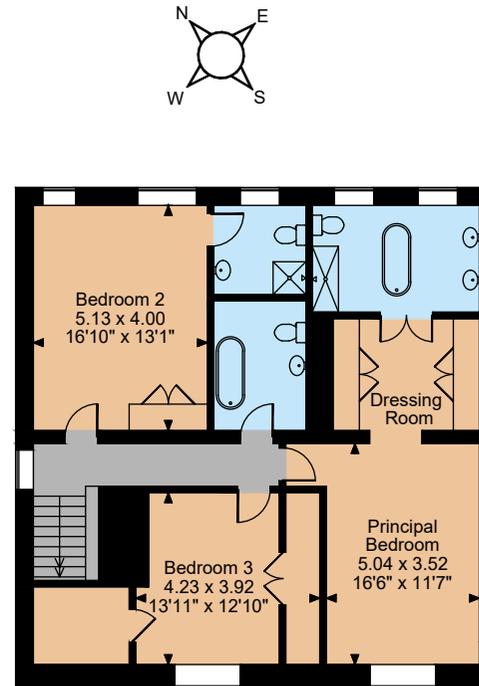
Nearby Stations

- Leeds

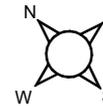




Ground Floor



First Floor



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

Main House internal area 2,984 sq ft (277 sq m)
 Garage internal area 305 sq ft (28 sq m)
 Total internal area 3,289 sq ft (306 sq m)
 For identification purposes only.

Directions

LS17 9LN

what3words: ///deflect.gender.whizzing

General

Local Authority: Leeds City Council

Services: Mains gas, electricity, water and drainage.
 Gas-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

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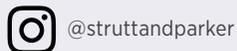
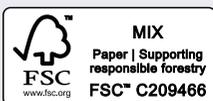
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