

Hillcrest House

Tockwith Lane, Cowthorpe



An imposing stone-built residence with a striking, elegant façade offering the perfect blank canvas for personalisation.

Positioned in the heart of an idyllic village and with innovative architectural design at the forefront, this magnificent property combines traditional craftsmanship with a refined modern finish. The property has been thoughtfully developed and now offers an excellent opportunity for the incoming owners to influence the final detailing and finishes to suit their personal preferences.



7 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS



GARAGE & CARPORT



APPROX. 2 ACRES



FREEHOLD



VILLAGE



TOTAL 5,414 SQ FT (503 SQ M)



OFFERS OVER £2,000,000



The property

At the front, the property has been constructed from natural stone and topped with a slate roof that sits beautifully within its surroundings. To the rear, a striking contemporary finish creates a commanding architectural focal point. The layout has been thoughtfully designed to maximise natural light and views, with expansive glazing and multiple balconies creating a seamless connection between the interior and the surrounding landscape. Arranged over several levels the property offers a total of 5,414 sq. ft of well-appointed accommodation. A beautifully crafted natural timber staircase rises elegantly through the home, with finely detailed balustrades and open treads that provides an elegant transition between levels and contribute to the home's overall sense of space and quality.

On the ground floor, four versatile reception rooms provide a wealth of living and entertaining space, allowing the home to adapt effortlessly to both everyday family life and more formal occasions. Each room offers generous proportions and flexibility,

ideal for creating elegant sitting areas, a formal dining room, a family lounge, or a home office. The stunning contemporary breakfast kitchen effortlessly combines style, functionality, and sociable living. Sleek, modern cabinetry is complemented by splendid marble surfaces and matching splashbacks, creating a sophisticated and cohesive finish throughout the space. At the centre of the room is an impressive central island with an integrated Bora induction hob and breakfast bar seating, providing the perfect spot for casual dining, morning coffee, or gathering while cooking. High-quality integrated appliances, including double ovens, further enhance the practicality of the kitchen. The breakfast area has ample space for a good-sized table and chairs for a more informal dining setting with large windows and bi-fold doors that lead out to one of the homes balconies, allowing natural light to fill the room and highlight the clean lines and elegant materials used throughout. An adjoining utility room and larder provides further space for home storage and appliances.



The lower ground floor offers an exceptional leisure and entertainment suite, offering a superb range of facilities rarely found in private homes. This impressive level provides a variety of spaces dedicated to relaxation, recreation, and entertaining. A generous games room forms the heart of the space, ideal for hosting guests and enjoying informal gatherings with a designated bar area. A dedicated cinema room offers a true home-theatre experience, creating an ideal environment for enjoying films and sporting events in comfort, and finally a private gym, allowing for convenient at-home fitness.

The first floor has four sizable, double bedrooms to include the impressive principal suite with generous walk-in wardrobe and luxurious en suite bathroom with separate bath and walk through shower. A particular highlight of this room are the bi-fold doors that lead to a large private balcony that expands the width of the property, affording spectacular views over open countryside. A second bedroom also features a walk-in wardrobe and en suite shower room. The properties two remaining bedrooms can be

found on the second floor and are serviced by a further luxurious shower room.

Outside

The property enjoys an enviable position within generous grounds of approximately two acres. It is approached by a private driveway with parking for several vehicles, an EV charging point, a single garage and carport. To the rear, the garden has a tranquil view over open countryside and multiple areas for potential terraced areas. The overall setting offers a wonderful sense of space and privacy, creating an appealing first impression of this impressive family home.



Distances

- Wetherby 4 miles
- Knaresborough 6.5 miles
- Harrogate 9.5 miles
- York 12.5 miles
- Leeds 17.2 miles
- Leeds Bradford Airport 19.0 miles
- A1(M) (Jct. 46) 3.2 miles

Key Locations

- York Minster
- Roundhay Park
- Ribston Hall
- Plumpton Rocks
- Bettys Café Tea Rooms
- Valley Gardens
- Harrogate Turkish Baths
- Knaresborough Castle & Museum
- Mother Shipton's Cave

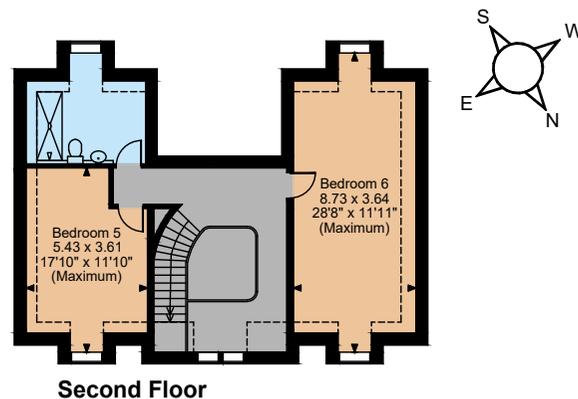
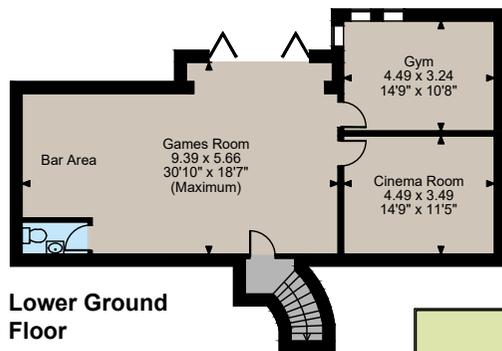
Nearby Schools

- Boston Spa Academy
- Crossley Street Primary School
- Collingham Lady Elizabeth Hastings CofE
- Deighton Gates Primary School
- Tockwith CofE Primary Academy
- Wetherby High School
- King James School Knaresborough
- Bootham School
- York Steiner School
- Gateways School

Nearby Stations

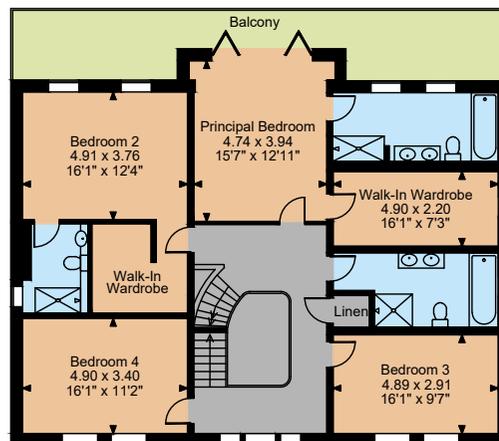
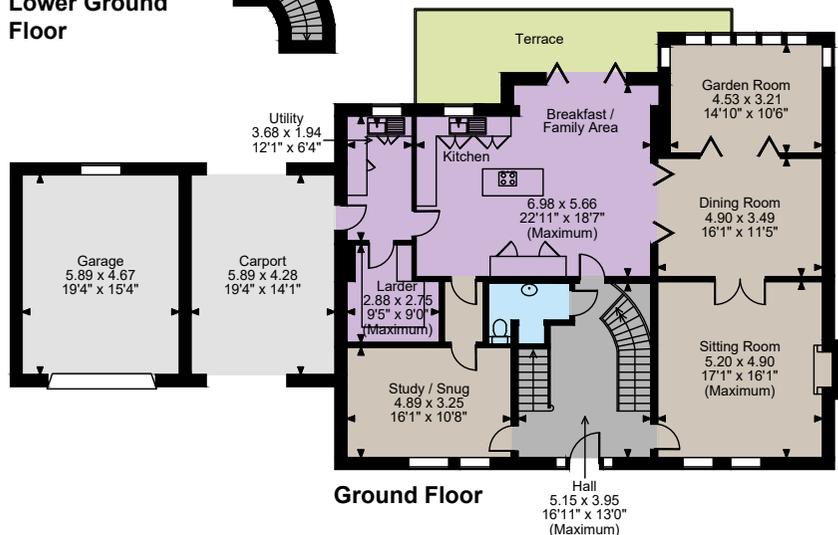
- Cattal station 3.4 miles





Lower Ground Floor

Second Floor



Ground Floor

First Floor

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

□ □ □ □ Denotes restricted head height

Location

Bordered by the River Nidd to the north and surrounded by open countryside, the historic rural village of Cowthorpe features an historic Grade I Listed church and was home to the famed Cowthorpe Oak. The nearby market town of Wetherby offers a wide range of day-to-day facilities including boutique and High Street shopping, numerous supermarkets and a modern healthcare centre. Harrogate, York and Leeds are within easy commuting distance, all offering more extensive shopping, leisure and recreational amenities. The nearby A1(M) gives direct access to the national motorway network while Cattel station offers regular services to Edinburgh, Leeds, York and London Kings Cross.

Floorplans

Main House internal area 4,824 sq ft (448 sq m)
 Garage internal area 590 sq ft (55 sq m)
 For identification purposes only.

Directions

LS22 5EZ - What3Words///sofas.cobbled.noted

General

Local Authority: North Yorkshire County Council

Services: Mains electricity, water and drainage

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

Council Tax: TBC

EPC Rating: B

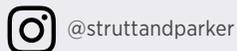
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Harrogate

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