



TENURE
Freehold.

COUNCIL TAX
Band E (from internet enquiry).

SERVICES
We understand mains water, electricity, gas central heating and drainage are connected.

GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

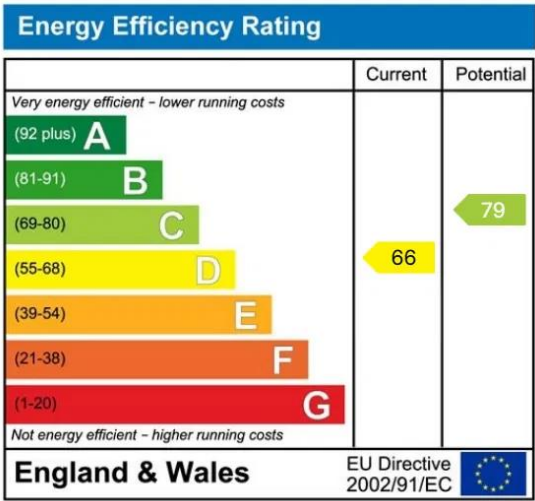
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared July 2025



Kirk Deighton ~ Laburnum Cottage, Main Street, LS22 4EB

Laburnum cottage is a charming 18th-century three bedroom cottage with extended living space, mature private gardens and stunning countryside views in a highly sought-after North Yorkshire village.

- Delightful, detached period cottage dating back to the 1700s
- Skilfully extended to reveal three bedrooms
- Stunning dining kitchen with quality appliances and Esse stove
- Extended and modernised in recent years
- Underfloor heating in part to ground floor
- Separate utility and guest W.C
- Stylish house bathroom suite
- Mature private gardens to front
- Breath taking elevated views to the rear

£475,000 PRICE REGION

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MISREPRESENTATION ACT

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Property Description

Nestled in the heart of a picturesque and desirable village, Laburnum Cottage is a beautifully presented period property dating back to the 1700s. Thoughtfully extended and sympathetically modernised in recent years, the cottage now offers a rare blend of historic character and contemporary comfort, complemented by delightful gardens and far-reaching countryside views. Set well back from the road behind a mature front garden filled with established trees, flowering plants and shrubs, the cottage is approached via a series of stone steps leading up to the entrance and in further detail comprises:-

To the ground floor, a modern composite door opens into a welcoming hallway with attractive tiled flooring, exposed stonework and a guest WC with traditional Burlington suite.

The kitchen is fitted with a comprehensive range of bespoke shaker-style units with granite worktops and matching upstands. An inset double Belfast sink sits beneath a large window, while integrated appliances include a dishwasher, 70/30 split fridge freezer, Esse stove with bespoke extractor. Exposed ceiling timbers with and open shelving complete the room's rustic charm. Underfloor heating flows throughout the kitchen and into the adjacent utility room, which is fully fitted with matching granite surfaces, stainless steel sink, storage cupboards, built in 50/50 fridge freezer and plumbing for white goods.

The cosy sitting room lies to the front of the house, featuring original bay window with deep window seat overlooking the garden, exposed ceiling beams and a wood-burning stove set on a stone hearth with timber surround. A return staircase leads to the first floor.

To the first floor, the principal bedroom is a spacious double with original feature fireplace, built-in wardrobes, pedestal wash basin and sash window to the front. The second bedroom, also a double, enjoys views over the rear garden and across open countryside with staircase to bedroom three. The house bathroom is most stylish and finished to a high standard with a vanity unit, W.C and bath with shower over, complemented by metro-style wall tiles and patterned floor tiling.

A separate staircase off bedroom two leads up to the converted loft, now a striking third bedroom with vaulted ceilings, twin Velux windows and additional double-glazed windows to both sides, the room enjoys exceptional natural light and rural views. Custom built wardrobes, drawers and a fitted dressing table make this a highly functional and versatile space.

To the outside, the garden is a true standout feature. A rear patio provides a sheltered spot for entertaining and outdoor dining, with raised beds and steps leading to a shaped lawn surrounded by mature borders and hedging. Beyond a beech hedge lies a second paved terrace with a timber summer house, greenhouse, garden store and further planting areas.

