



Applegarth Cottage, Main Street, Hillam, Leeds, LS25 5HH

An exceptional Georgian stone-built family home, expertly renovated to combine period charm with stylish modern living. Standout features include the bespoke kitchen with island, generous reception space and a luxurious principal bedroom suite. Set within private gardens with a converted home office, it offers versatility and timeless appeal.

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Applegarth Cottage, Main Street, Hillam, Leeds, North Yorkshire, LS25

Guide Price: £625,000

- Stone Built Georgian Home
- Beautifully Renovated Throughout
- Four Double Bedrooms
- Sitting Room & Snug
- Stunning Breakfast Kitchen
- Multi-use Garden Room



General remarks

This beautifully presented detached Georgian stone residence offers an exceptional family home, combining period charm with thoughtful modern enhancements. Extensively renovated and extended to over 2,000 sq. ft., the property delivers generous, light-filled accommodation while preserving many original features such as high ceilings, tall windows and exposed stonework. Set within a surprisingly spacious plot and benefiting from off-street parking, this is a home of both elegance and practicality, perfectly suited to modern family living.

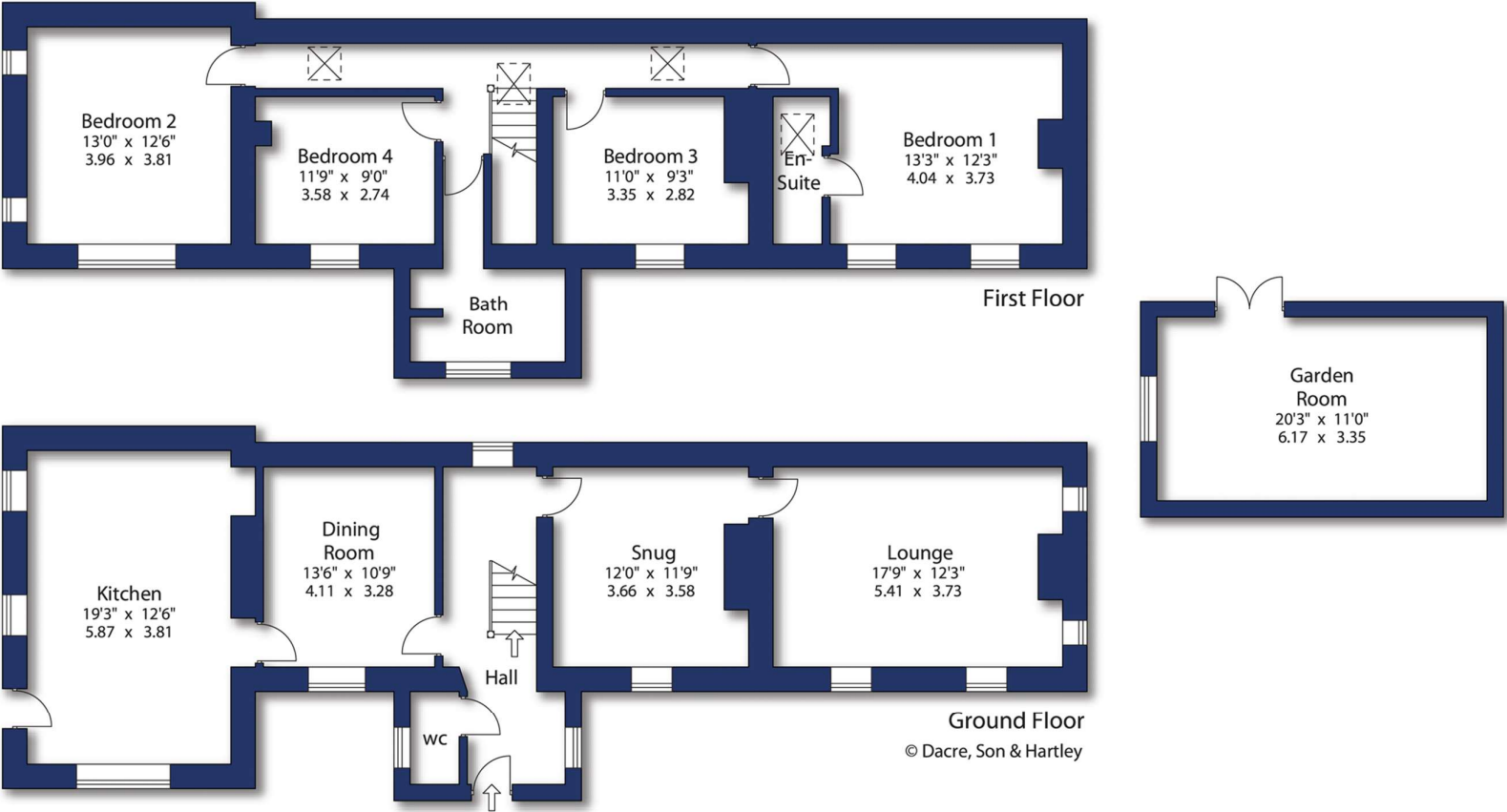
The ground floor is finished throughout with solid French oak flooring, creating a warm and cohesive feel across the living spaces. At the heart of the home lies the impressive bespoke kitchen, handcrafted in solid wood with sage green cabinetry, oak worktops and a central island ideal for informal dining. The kitchen flows effortlessly into a formal dining room, rich in character with exposed beams and a brick fireplace housing a multi-fuel stove. Two separate living rooms provide flexibility, with a cosy snug leading through to an outstanding extended lounge, featuring dual-aspect windows, a striking

stone wall and a further stove, making it a welcoming space year-round.

To the first floor, a central landing leads to four well-proportioned double bedrooms, all thoughtfully designed and flooded with natural light. The principal bedroom is particularly impressive, showcasing a vaulted ceiling, boutique-style freestanding bath and a stylish en-suite with walk-in shower and exposed stone detailing. The remaining bedrooms are equally comfortable, one with fitted wardrobes, and are served by a beautifully finished house bathroom complete with roll-top bath, separate shower and elegant contemporary finishes.

Outside, the property is approached via a gravel driveway providing ample off-street parking. The converted garage now offers a fully insulated home office or gym with power, lighting and French doors opening onto a private patio. The grounds extend to approximately 0.13 acre and are thoughtfully landscaped, with a large lawn, mature planting and stone boundaries offering excellent privacy. Multiple patio areas allow enjoyment of the garden throughout the day, while additional storage sheds and an alarm system add further practicality. Situated along Bedford's Fold, this remarkable home enjoys a peaceful setting while remaining conveniently placed for local amenities.

Floorplans





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Directions

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Local Authority & Council Tax Band

- Selby District Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Off street parking and single garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](http://GOV.UK)

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