



Guide Price £575,000

- Detached newly built home
- 4 bedrooms
- Open plan living dining kitchen
- Peaceful village location
- Paddock available by separate negotiation

The Old Joiners Workshop, Oak Road, Cowthorpe, Wetherby, LS22 5EY

A bespoke 4-Bedroom Detached Home in a Village Setting



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Harrogate 10 miles, York 14 miles, Leeds 17 miles (all distances approximate)

General remarks

Welcome to The Old Joiners Shop, a stunning new build home that blends modern living with timeless charm in the peaceful village of Cowthorpe, near Wetherby.

This beautifully designed four-bedroom detached property offers spacious, light-filled interiors and high-quality finishes throughout — perfect for growing families or those seeking countryside tranquillity without compromising on convenience.

Key Features:

Open-plan kitchen, dining and living area — the heart of the home, ideal for entertaining and modern family life, with patio doors opening to the garden.

Contemporary kitchen — complete with integrated appliances, sleek cabinetry, and a central island for added style and functionality.

Separate utility room — offering practicality and extra storage, keeping the main living spaces clutter-free.



Four generously-sized bedrooms — including a master with en-suite.

Family bathroom — stylishly appointed with modern fittings and a relaxing ambience.

Private driveway and garden — offering space, privacy and the charm of village living. Paddock available by separate negotiation.

Set within the picturesque village of Cowthorpe, The Old Joiners Shop is just a short drive from Wetherby, and within easy reach of York, Harrogate, and Leeds — providing excellent commuter links and access to local amenities, schools, and countryside walks.

Please note there will be a right of access over the existing access which will be subject to a contribution to its maintenance.

Directions

Proceeding from Wetherby in a northerly direction on the A168 turning left to access Wetherby Lane (taking you back over the A168) sign posted for Cowthorpe and Tockwith continuing on Wetherby Lane into the centre of the village where the property will be identified on the right hand sign by our for sale board.

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Local Authority & Council Tax Band

- North Yorkshire Council (Harrogate Area)
- Council Tax Band - TBA

Tenure, Services & Parking

- Freehold
- Mains electric, water & drainage
- Air source heat pump
- Off street parking

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) available from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Flooding

<https://check-for-flooding.service.gov.uk/> indicate the long term flood risks for this property are: - Surface Water - Very low;; Rivers & the Sea - Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative). We reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Lister Haigh Ref: LHH250016



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Approximate Gross Internal Area
1519 sq ft / 141.1 sq m

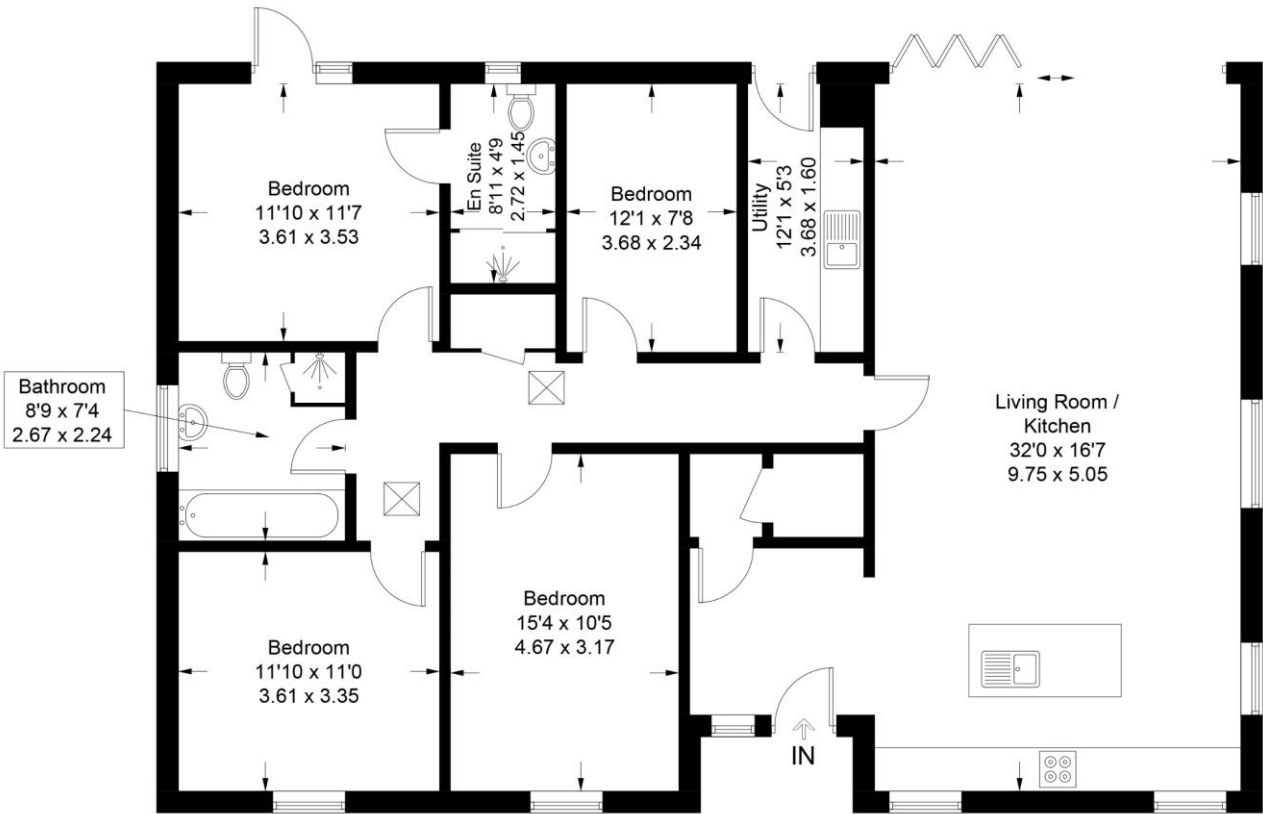
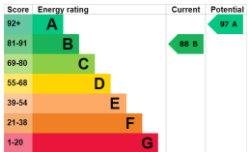


Illustration for identification purposes only, measurements are approximate, not to scale.

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