



Peony Cottage, 5 Ashdale View, Kirk Deighton, Wetherby, LS22 4DS

A beautifully presented three-bedroom family home with stunning countryside views, spacious gardens, and excellent potential, perfectly located in the sought-after village of Kirk Deighton

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**Peony Cottage, 5 Ashdale View, Kirk
Deighton, Wetherby, North**

Guide Price: £355,000

- Beautiful Countryside Views
- Large Corner Plot
- Stunning Open Plan Kitchen/Diner
- Garage & Driveway
- Sought After Location
- Semi-Detached Family Home



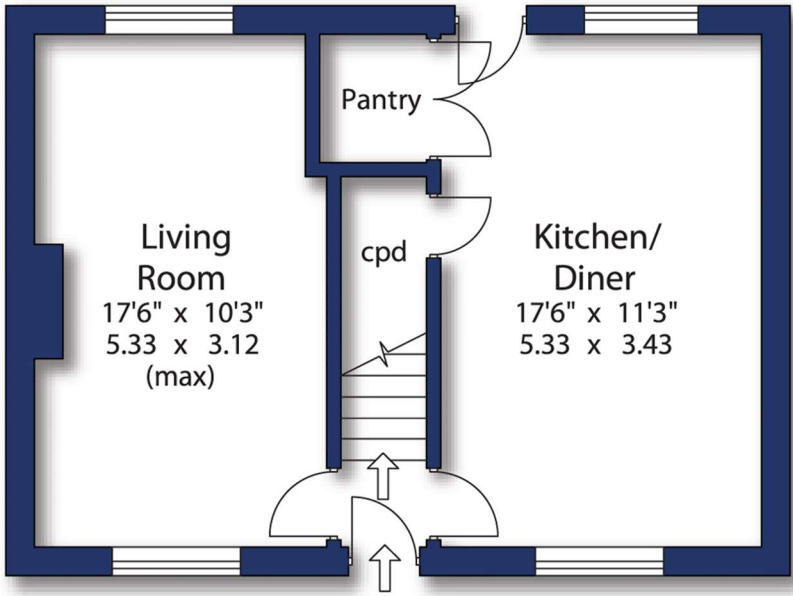
General remarks

Enjoying a truly enviable position adjoining open greenbelt countryside, this beautifully maintained three-bedroom semi-detached home offers an ideal setting for family life. Located within the highly desirable village of Kirk Deighton, the property boasts a generous plot with uninterrupted views and presents excellent potential for further extension, subject to the necessary planning consents. With its tranquil setting and excellent connectivity to Wetherby, Harrogate, and Leeds, this home combines the best of rural living with modern convenience.

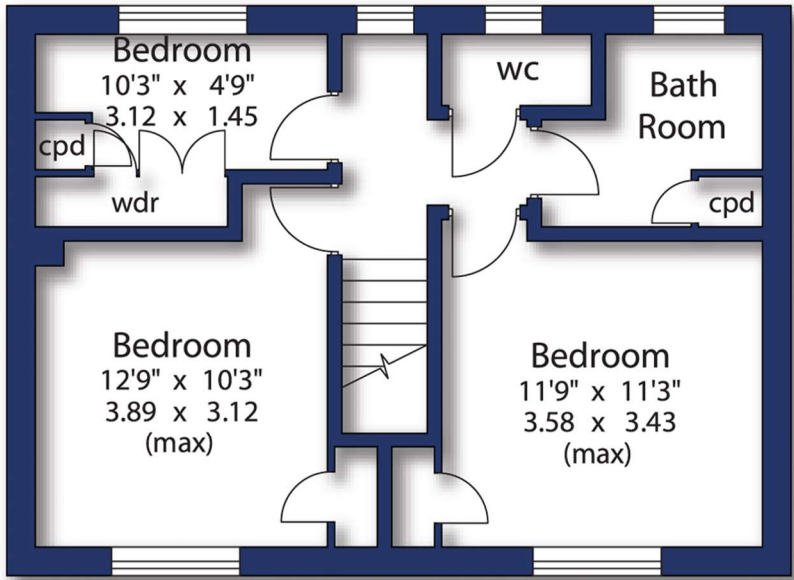
Upon entering the home, you are welcomed by a spacious hallway leading into a bright and airy sitting room complete with a charming wood burning stove – perfect for cosy evenings. The heart of the home is the modern open-plan dining kitchen, stylishly appointed with quality fitted appliances and offering ample space for both family dining and entertaining. A concealed pantry provides useful additional storage, complementing the kitchen's sleek and practical layout.

The first-floor accommodation is accessed via a staircase from the entrance hallway, leading to a well-proportioned landing. There are three generously sized bedrooms, all enjoying pleasant aspects, and a contemporary family bathroom finished to a high standard. The layout is ideal for a growing family, offering both comfort and flexibility in its design.

Externally, the home is set within expansive, fully enclosed gardens that are predominantly laid to lawn – perfect for children to play or for outdoor gatherings. A detached garage provides secure off-street parking and additional storage. Kirk Deighton itself is a thriving and picturesque village with excellent local amenities including a popular pub/restaurant, sports clubs, and access to scenic countryside walks. With Wetherby just minutes away and superb transport links nearby, this property offers a rare opportunity to enjoy village life without compromise.



Ground Floor



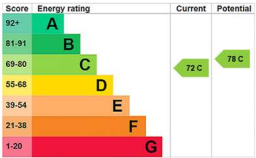
First Floor

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Directions

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Local Authority & Council Tax Band

- Harrogate District Council,
- Council Tax Band C

Tenure, Services & Parking

- Freehold
- All mains services are connected
- Driveway & 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](https://www.gov.uk/check-for-flooding-in-england)

Agent's Notes

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