



46 Cottage Road, Headingley, Leeds

Moor Cottage is a splendid stone residence, dating back to 1837 providing a rare and wonderful opportunity to acquire a characterful detached family home. This beautiful six bedroom home enjoys spacious and versatile living, featuring generous well-tended landscaped gardens. Positioned within this highly sought after exclusive residential location on Cottage Road within Far Headingley, offering plenty of privacy.



46 Cottage Road, Headingley, Leeds, LS6 4DD

Guide Price: £1,275,000

- A spacious 3812 sq/ft stunning family home approx. built in 1837
- Attention to detail is exceptional
- Charm and character in abundance throughout
- Six bedrooms, three bathrooms, four reception rooms plus the family kitchen/dining
- Private landscaped gardens, garage, stone cobbled drive with ample parking and gates
- Versatile living with fantastic room proportions
- Potential annex
- A rare gem, within Far Headingley



General remarks

This outstanding family home offers a harmonious blend of period charm with a modern interior, with spacious accommodation that extends to approx. 3,812 sq ft. Offered to the market for the first time in over 30 years, this period family home is a hidden gem on Cottage Road.

A unique and rare opportunity to own this period detached, six-bedroom family home in such a favoured location with everything on your doorstep, from cafes, schools, parks and much more. This fabulous home offers flexible living ideal for growing families or those with home office or annex needs, with spacious and versatile accommodation set within lovely stunning mature gardens larger than most. This charming and distinctive property retains an extensive range of original period features, is arranged over two floors and benefits from gas central heating.

The accommodation briefly comprises on the ground floor: a welcoming grand entrance hall, WC, four well balanced reception rooms two with bay windows with garden aspect and magnificent fireplaces, including an open fire, log burner and gas fire in three of the four. The large family kitchen/dining/snug features a large lantern roof which floods the room with natural light and sliding patio doors open onto the terrace. To this floor there is also a further utility room and cloak room. To the first floor of the main house, the beautiful return staircase leads to five double bedrooms, the master bedroom enjoying a

large en-suite with modern walk in shower and underfloor heating, and a further large house family bathroom with separate bath and walk in shower – a luxurious space. There is a further sixth bedroom, shower room and lounge above the garage the former coach house and accessed via the rear door, which is ideal annex accommodation for a nanny or a relative, providing a separate private space.

Externally, the property is positioned well back from the road and screened by a variety of mature trees and stone wall offering a good degree of privacy. There is a beautiful cobbled drive, ample parking for many cars and garage. The rear gardens are truly a feature of this property, landscaped and designed with different seating areas. The garden is fully enclosed and secure giving you so much privacy, and there is something for everyone: lawn, patios, raised beds with a variety of mature hedges, trees and flower borders. A truly outstanding property in our opinion.

The property is pleasantly situated in this tucked away location within easy walking distance of a wide choice of amenities. The centre of Leeds is easily accessible and with the Leeds Outer Ring Road nearby, so too are the surrounding business centres of Bradford, Harrogate and York and the national motorway networks (M1, M62 and A1). There is a train station in Headingley and regular buses stop within easy walking distance.

Floorplans



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Dacres Surveys

Call for a quote
01943 885 400

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Contact us



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Directions

What3Words: obey.firms.edgy

Local Authority & Council Tax Band

- Leeds City Council, Council Tax Band G

Tenure, Services & Parking

- Freehold
- The property is situation within the Far Headingley Conservation Area / Grade II Listed
- Main services
- Off street gated driveway parking and garaging. (Garage currently a gym)

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://gov.uk/check-for-flooding-in-england)

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 £26.10 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.

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