

EMSLEY MAVOR
ESTATE AGENTS

...your home is where our heart is



Back Lane

, Sowerby, YO7 1JT

Offers In The Region Of £475,000



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, Sowerby, YO7 1JT

STYLE - Impressive Detached Home and Renovated Barn with Modern Elegance

HIGHLIGHTS - Beautifully Styled Throughout, Renovated Coach House with Single Garage and Guest Bedroom & Ensuite Above

THREE WORDS - No Onward Chain!

Impressive Detached Home and Renovated Barn

Heathcote Lodge - Step into a world of contemporary luxury with impressive renovated barn, sympathetically designed to an incredibly high specification, this property is the epitome of refined living.





Key Features

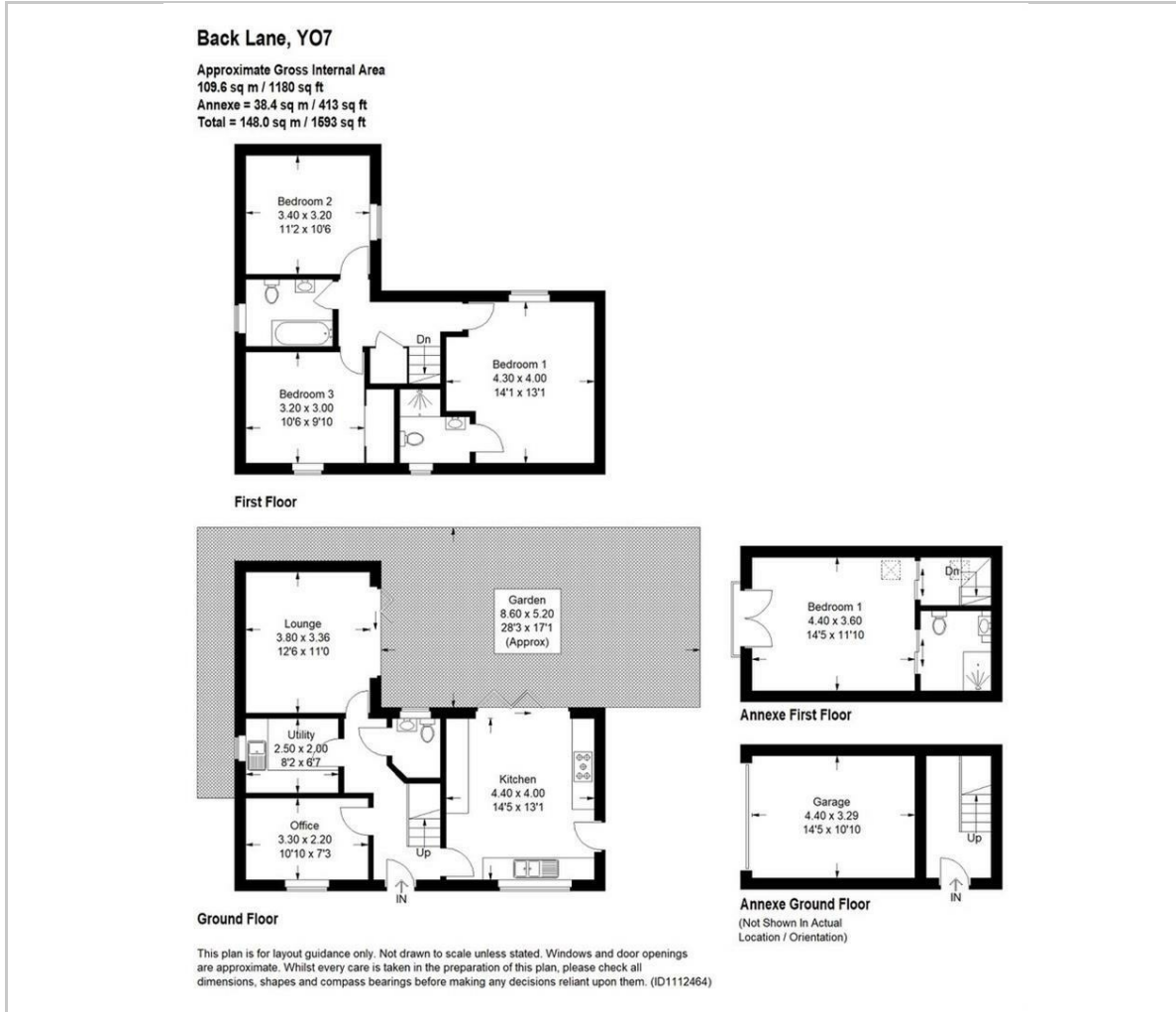
- **Versatile Living Space:** The ground floor offers an effortless flow between rooms, including a dining kitchen, sitting room, home office/snug, utility, and cloakroom. Light, bright, and airy, every corner of this home is designed to maximise comfort and style.
- **High Specification:** Enjoy underfloor heating on the ground floor with separate thermostats, solid wood flooring, a Morso wall-mounted log burner, and bifold doors in the sitting room and dining kitchen. Smart fitted kitchen and bathrooms, along with TV points in all bedrooms, add to the modern conveniences.
- **Luxurious Kitchen:** The heart of the home boasts Ultima wall and base units with black granite work surfaces. A Stoves range cooker with matching extractor hood, built-in dishwasher, and a freestanding Samsung American-style double fridge freezer make this kitchen a chef's dream. The Franke double stainless steel sink with mixer tap and boiling water tap, LED down lighting, and stone flooring complete this culinary haven.
- **Bedrooms and Bathrooms:** Upstairs, the generous master bedroom features an ensuite, accompanied by two further double bedrooms and a contemporary bathroom. Each space is thoughtfully designed to offer comfort and luxury.
- **Outdoor Living:** The enclosed garden with a decked seating area is accessed through bifold doors in the lounge and kitchen, perfect for alfresco dining and entertaining. LED outside lighting and gate access to the side add to the convenience.
- **Detached Single Garage:** Featuring an electric Hormann sectional door, the garage includes a superb room above, ideal as a home office or guest suite, complete with an ensuite and a Juliet balcony offering rooftop views over Sowerby. The adjacent annexe was the original coach house circa 1840 which has been fully insulated & renovated over the last 12 months.

Services

- Double glazing
- Gas central heating

With attention to detail and all the finishing touches, any lucky buyer can simply move in and call this stunning property home. To arrange a viewing, please contact our Emsley Mavor Estate Agents Office

Floor Plan



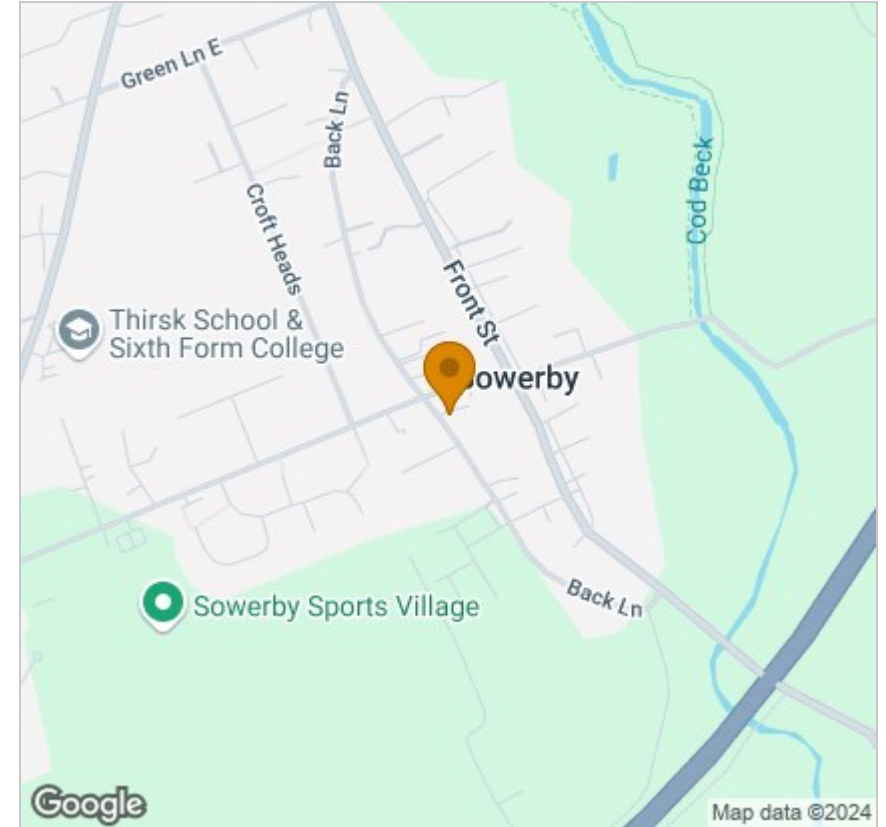
Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

