



LAUREL FARMHOUSE
Bramham, Near Wetherby

Carter Jonas

LAUREL FARMHOUSE, HIGH STREET, BRAMHAM, LS23 6QQ

Wetherby – 4 miles
Leeds – 12 miles
Harrogate – 14 miles
York – 17 miles

The sale of Laurel Farmhouse offers a rare opportunity to acquire an exceptional character residence with origins believed to date back to 1675. The present owners have, during their tenure, commissioned craftsman joiners and stone masons to create bespoke features of great charm throughout the property which offers flexible living accommodation of over 2,500 sqft. The property also benefits from garaging for 4 cars, a separate home office and uniquely its own family entertainment room/private pub. This is not a commercial venture, nor does it have a license to be run as a public facility, however, it is a wonderful additional reception room and unique asset to the property. Bramham itself is a popular village some 4 miles south of the market town of Wetherby with its own village shop and post office, two public houses and a highly regarded school. The village is also well placed for ease of access to the A1 and the regions motorway infrastructure and as a result within easy reach of Leeds, Harrogate and York.

The accommodation includes a reception hall with bespoke turned oak staircase, galleried landing and window seat and a guest cloakroom. The principal reception room is a well proportioned sitting room with a wealth of exposed beams, feature stone walls, fireplace with multifuel stove and oak flooring. There is also access down to a wine cellar. The dining room exudes character with exposed stone walls and ceiling beams, fireplace with cast iron stove and double French doors opening out into the private courtyard. The open plan living/dining kitchen has a comprehensive range of handmade units with marble preparation surfaces and island with butcher's block and integrated split-level cooker.

A CHARMING, DETACHED PERIOD FARMHOUSE BOASTING A BEAUTIFUL INTERIOR WITH A WEALTH OF CHARACTER FEATURES WITH GARAGING FOR FOUR CARS, HOME OFFICE AND OUTBUILDINGS OFFERING SCOPE TO EXTEND OR CREATE A SELF CONTAINED ANNEX IN THE CENTRE OF THIS POPULAR HISTORIC VILLAGE.



There is a feature four oven Aga in tiled recess, limestone flooring, a wealth of exposed beams, dining area with vaulted ceiling and fitted seating and leading through into the utility room.

At first floor level there is a wonderful principal bedroom with vaulted and beamed ceiling, exposed feature stone wall and bespoke carpentry together with an en suite shower room and dressing room. The second guest bedroom also has a private en suite shower room as does bedroom three, the fourth bedroom is currently used as a study and there is a house bathroom with free standing bath as part of the period style suite.

Outside, the property is approached through electric entrance gates into a large gravelled forecourt and turning area providing ample parking for numerous vehicles and in turn giving access to a covered, gated single garage, a single built on garage, detached open fronted and oak framed double garage adjacent to which is an additional parking area with garden store. There are private lawned formal gardens to the front of the house with a wealth of mature trees and specimen shrubs. A wide covered archway which serves as a covered entertaining area for the pub/bar leads through into a lovely private and enclosed rear courtyard garden with stone paved patios and pathways providing access to the bar. There is also a separate stone built home office and gardener's WC. The two single garages and bar could provide additional ground floor accommodation to the property or form a self contained annexe if preferred (subject to approval).



ADDITIONAL INFORMATION

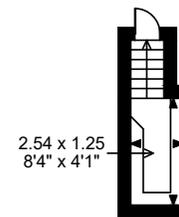
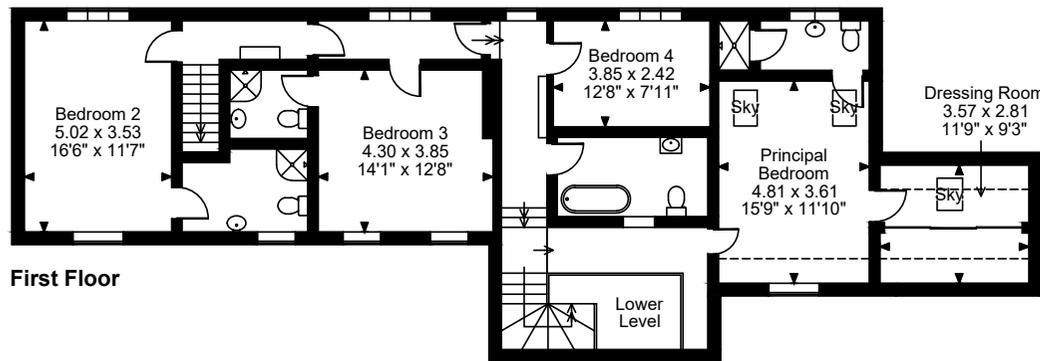
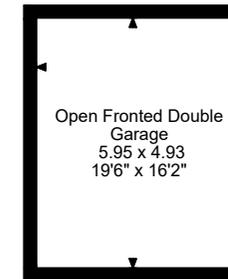
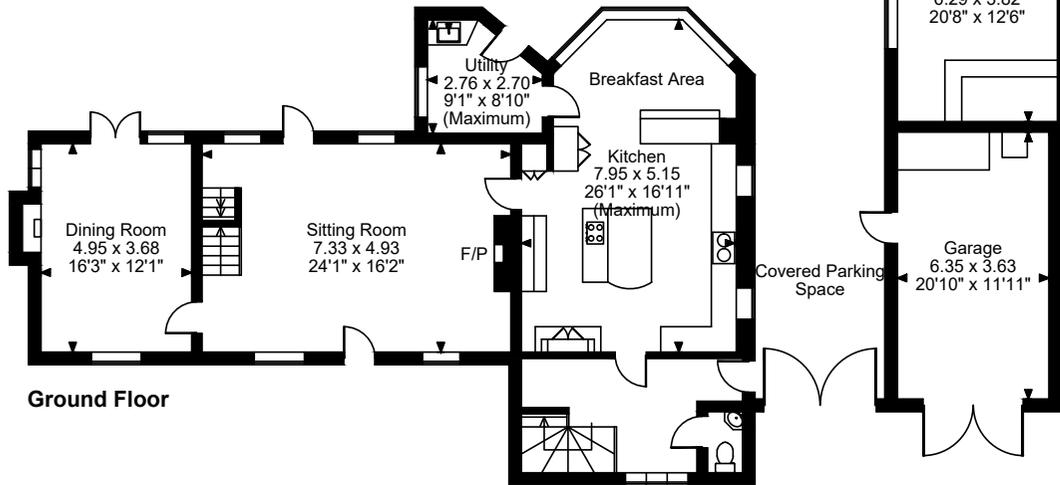
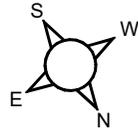
Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Viewings: Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

Directions - LS23 6QQ: From the square in the centre of the village proceed up Town Hill which becomes High Street and the access to Laurel Farmhouse is approximately 100 yards beyond the Swan Inn.



Laurel Farmhouse, Bramham
Approximate Gross Internal Area
Main House = 2,544 sq ft / 236 sq m
Garages = 564 sq ft / 52 sq m
Bar & Office = 374 sq ft / 35 sq m
Total = 3,482 Sq Ft/323 Sq M



Cellar

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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