



**KIRKDALE MANOR, HIGHFIELD LANE, NAWTON**  
£375,000

**Carter Jonas**



## HIGHFIELD LANE, NAWTON, YO62 7TL

Nestled within the exclusive gated community of Kirkdale Manor, this exquisite three-bedroom cottage unveils tranquillity and luxury that is truly a rare find. Converted from a stately manor house and its surrounding grounds in 2006, this development offers an unparalleled living experience. Residents are granted privileged access to the impeccably maintained communal gardens and a private tennis court, fostering a harmonious blend of community and seclusion.

This stunning cottage has been crafted to the highest standards, boasting a bespoke fitted kitchen adorned with quartz worktops and Rangemaster cooker. Oak and stone floors grace the interior, complemented by the warmth of underfloor heating. The living room, features solid oak floors and a cozy fireplace with a quality log-burning stove, inviting you to relax in utmost comfort. Beyond the double doors lies the kitchen and dining area, where large windows overlook the rear gardens.

Upstairs, there are three generously proportioned bedrooms, with the master suite boasting an en-suite shower room and ample fitted wardrobes. A family bathroom with a bath, shower, and heated towel rail caters to the other residents or guests. Outside, a garden awaits, with landscaped flowerbeds, mature fruit trees, and a delightful patio area perfect for al fresco dining. Crowning this idyllic oasis is a bespoke cedar-clad garden studio or home office, equipped with high-speed broadband, providing the ultimate sanctuary for remote work or creative pursuits.

With a separate garage and two designated parking spots (one space outside the property, the other under a carport opposite), this property offers unparalleled convenience and charm.

Tenure - Leasehold

Service charge - £1,531.37

Lease length - 999 years from 1st Jan 2021.

This property is connected to a mains electricity supply. The central heating is Bio Mass.

- The water and drainage are supplied by Yorkshire Water.
- Broadband is fibre. For speed - please go to [checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)
- Mobile coverage - please go to [checker.ofcom.org.uk/](https://checker.ofcom.org.uk/)

**LOCAL AUTHORITY** North Yorkshire Council  
confirmed **COUNCIL TAX BAND** E

**EPC BAND** To be

**STUNNING 3-BED COTTAGE WITH OAK FLOORS, UNDERFLOOR HEATING, QUALITY KITCHEN, LANDSCAPED GARDENS, AND CEDAR HOME OFFICE/STUDIO.**







Classification L2 - Business Data

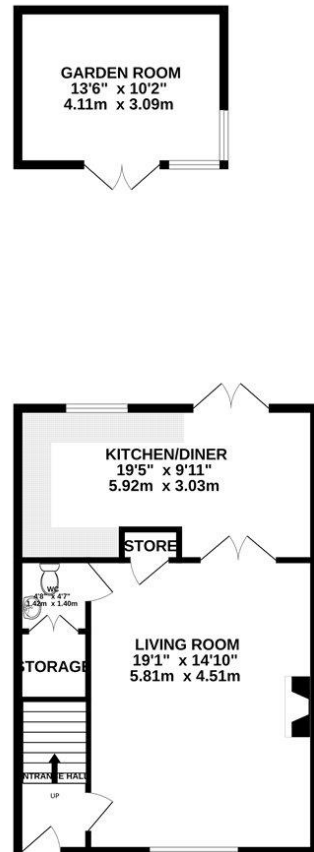




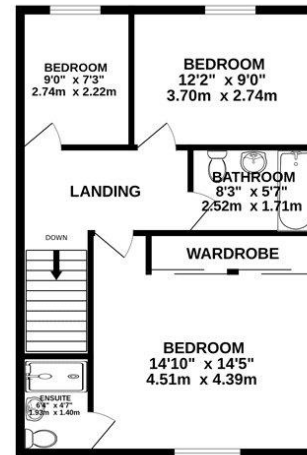
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GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 1256 sq.ft. (116.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**York 01904 558200**

york@carterjonas.co.uk  
82 Micklegate, York, YO1 6LF

**carterjonas.co.uk**  
Offices throughout the UK

## IMPORTANT INFORMATION

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