



Chapel Street, Hillam, Leeds

Offers In Excess Of £450,000

Stephensons
estate agents & chartered surveyors

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Chapel Street, Leeds LS25 5HP

Est. 1871

Offers In Excess Of £450,000



Chantries is a remarkable example of a characterful period home, extending to over 1,100 sq.ft. and complemented by a detached double garage and a private walled garden. This Grade II listed property dates back to the early 17th century and forms part of an historic complex, originally one house, believed to have been the original Hillam Hall. Along with Burton Cottages, Chantries is thought to be one of the oldest buildings in the village.

Over time, the property has been thoughtfully extended and reconfigured, yet the heart of the house retains a wealth of period features, balancing its rich heritage with modern living.

Tucked away off Chapel Street, Chantries is discreetly positioned along Tom Lane, adjacent to Burton Cottage. The house stands proudly with a double-fronted rendered elevation, exuding timeless charm. The current owners, who acquired the property in 2019, have embraced the responsibility of living in and caring for such a home. Their tenure has seen a thoughtful programme of improvements, including the installation of a modern bathroom, the replacement of the central heating boiler in 2023, and a series of cosmetic updates to enhance the property throughout.

As you step through the internal door, you are welcomed into a single-storey extension that adjoins the side elevation, creating a spacious entrance lobby and a convenient ground-floor WC. From here, a doorway leads into the kitchen, a room full of character, with timber beams to the ceiling, built-in seating under the window, and a carefully selected arrangement of wall and base units that complement the home's history. Red-tiled flooring flows throughout the room, complemented by two single-glazed windows to the front and side elevations, allowing for an abundance of natural light. The kitchen is well-equipped with a range of integral appliances, including a range oven with a gas hob, as well as an integrated fridge/freezer and dishwasher. Additionally, there is recessed space with plumbing for laundry facilities.



The ground floor is further enhanced by a beautiful sitting room, centred around an impressive original exposed brick inglenook fireplace. At the heart of the fireplace, a cast-iron multi-fuel stove sits beneath a wooden beam, adding both warmth and character to the space. This room captures the essence of a charming period cottage, featuring a built-in bench beneath the window, exposed wooden beams to the ceiling, and a delightful, homely feel throughout.

Adjacent to the sitting room is a practical storage cupboard, perfect for keeping items tucked away. Please note, this cupboard is subject to a flying freehold. Further details are available from the selling agent upon request.

Ascending to the first floor, a turned staircase leads to a central landing giving access to all three bedrooms and house bathroom. The principal bedroom is a well proportioned room, enjoying lovely views to the front and side elevations along Chapel Street and over the private garden of the property. It's further enhanced by a walk-in wardrobe, with a fitted unit for storage.

The generously sized second bedroom is complemented by a bespoke range of fitted wardrobes to one wall. A single-glazed window to the front elevation allows for natural light, with a radiator positioned below. The third bedroom is currently used as a nursery but is versatile enough to serve as a bedroom or home office, depending on individual requirements.

The internal accommodation is completed by a beautifully updated house bathroom, renovated by the current owners in recent years. The owners have struck a perfect balance between modern touches and the home's historical charm, with carefully chosen fixtures, fittings, and colour schemes. The bathroom includes a panelled bath with a shower attachment, a vanity hand wash basin, and a low flush WC.

The property is accessed from Chapel Street, leading onto Tom Lane, which is easily identifiable from the road. A gravel driveway meanders past the neighbouring property and Chuntries, opening up to provide dedicated off-street parking exclusive to Chuntries. Please note, the driveway is not owned by the property, but Chuntries has full vehicular and pedestrian rights of access. Tom Lane is a public right of way, providing access to a footpath leading to Hillam Hall Lane, the football fields, and the cricket grounds. Tom Lane is maintained and the responsibility of North Yorkshire Council.

To the side of the property, a beautifully landscaped garden offers an ideal setting for outdoor dining and entertaining, enclosed by elegant stone walls on all sides. The double detached garage, positioned to the north of the property, is a rare and valuable addition, particularly for this type of home in the village.

Accessed via an electric door, the garage benefits from internal power and





lighting. A pedestrian side door leads directly to the private garden, enhancing the property's accessibility.

The private garden, located across from the driveway, is fully enclosed by a tall stone boundary wall on all four sides, ensuring both privacy and seclusion. This enchanting space is undoubtedly one of the property's standout features, featuring a neatly manicured lawn to one side, complemented by a thoughtfully landscaped area on the other. At the heart of the garden sits a charming summerhouse, offering a perfect retreat and also being useful for storage.

Located within the garden is a tall established sycamore tree which is subject to a Tree Preservation Order.

Agent's Note: In 2015, the previous owners were granted planning permission and listed building consent to replace the existing windows with double-glazed timber windows. Please note, this permission has now lapsed. Planning reference: 2015/0438/LBC.

Chantries presents a unique opportunity to acquire this deceptively spacious period property, ideally situated in the heart of Hillam, on one of the village's most sought-after streets. Homes like this are increasingly rare, making the sale of this property a truly exceptional chance to own a home of this calibre.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1600* Mbps download speed

EPC Rating: 63 (D)

Council Tax: North Yorkshire Council Band E

Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent – Stephenson's Estate Agents – 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.



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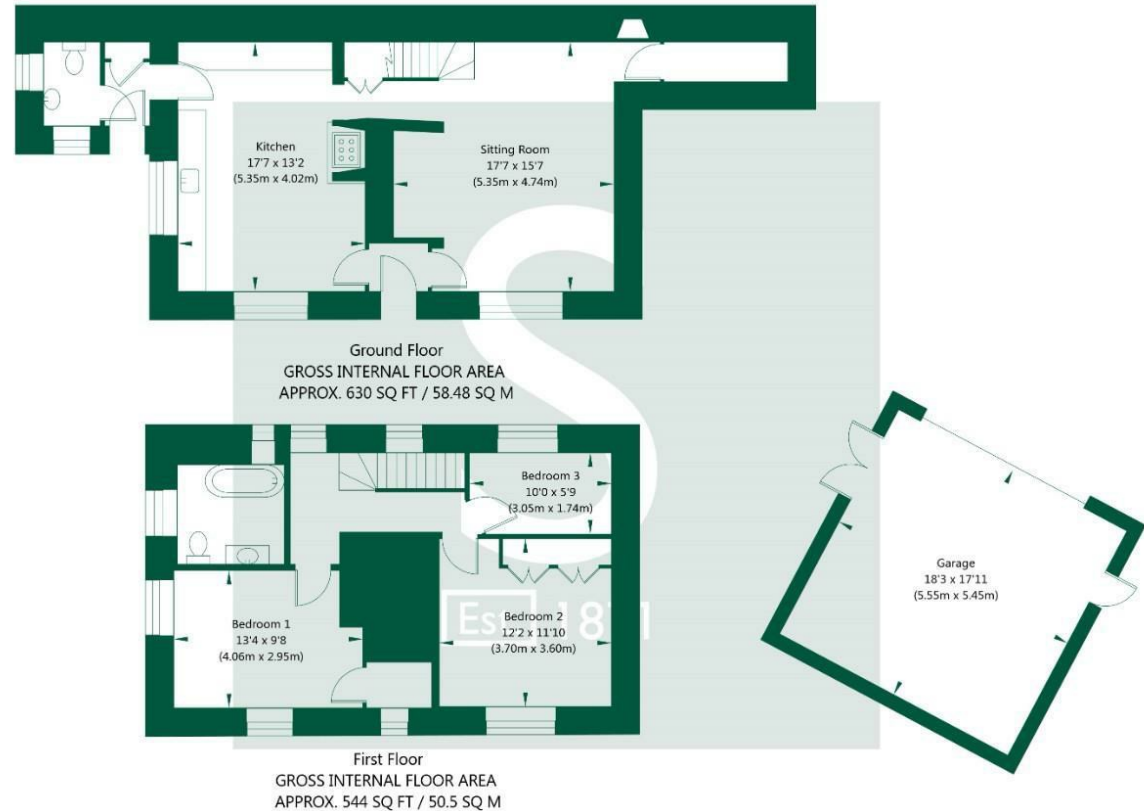
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APPROXIMATE GROSS INTERNAL FLOOR AREA 1174 SQ FT / 108.98 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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