



4 & 6 High Street, Wetherby, LS22 6LT





# Key Features

- A rare residential/commercial offering
- A pair of two bedroom semi detached cottages
- One cottage is residential
- One cottage is used as a cafe/gift shop
- Character features
- Generous well tended gardens
- Central Wetherby location
- Conservation area
- Riverside frontage
- Off street parking





*An exceptional offering to the market combining a residential and a commercial property in the heart of Wetherby.*









Butler Ridge is excited to present an exceptional offering to the market combining a residential and a commercial property. On offer are two semi-detached stone cottages nestled within a generous 0.20 acre plot, boasting a south-facing garden that graces the riverbank. Pear Tree Cottage serves as a two-bedroom home and Edgewater Cottage operates as a riverside café and gift shop, both enjoying a picturesque setting just east of Wetherby Bridge.

Pear Tree Cottage offers a blend of charm and modern living with its two bedrooms, featuring captivating river vistas, a stone terrace accessible through French doors and a garden with a variety of trees and plants. It benefits from wood-effect PVC double-glazed windows and doors enhancing both its aesthetic and functionality. To the ground floor the sitting room exudes character with wooden beams, a stone fireplace with a wood-burning stove and a window seat that overlooks the garden and river. A breakfast kitchen with wooden countertops, a freestanding range style cooker and a Belfast sink are complemented by exposed beams and tiled floors. The kitchen opens to a stone patio through French doors, with a utility room adjacent equipped for laundry and housing the heating system. The first floor houses two bedrooms, one of which commands splendid views of the river and Wetherby Bridge, adorned with a window seat and an original fireplace. The bathroom features a double shower, a bath and tasteful tiling for a modern yet characterful finish.

Edgewater Cottage is currently in use as The Cottage Coffee Shop & Gift Shop, a beloved local establishment since 2000. Positioned ideally for business, it enjoys slow-moving traffic and high footfall. The interior accommodates 24 seated customers, with potential for expansion, and 34 outside. The ground floor introduces a dining room/gift shop, marked by an impressive stone fireplace and direct kitchen access, offering seating for 12 amidst a collection of unique gifts. The commercial kitchen maintains its cottage charm while equipped for business needs. Upstairs, an additional dining area/gift shop offers panoramic views and additional retail space, alongside a large storeroom and a bathroom. Very little changes are needed to convert this back to a residence/holiday cottage, subject to planning permissions.

The expansive grounds are a standout feature, with terraced seating and beautifully maintained gardens that create a serene riverside retreat and there are numerous outside storage areas.

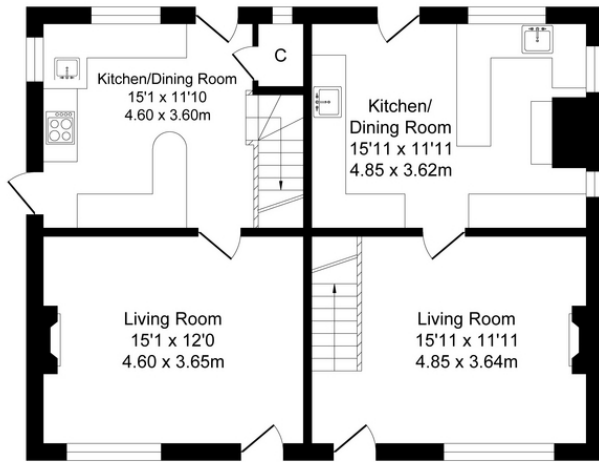
There may be development potential, given the site's size and prime location, offering a remarkable opportunity for various projects, subject to planning permissions. This property presents a unique blend of lifestyle and business in a sought-after riverside location making it an attractive proposition for a range of buyers.

Tenure details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

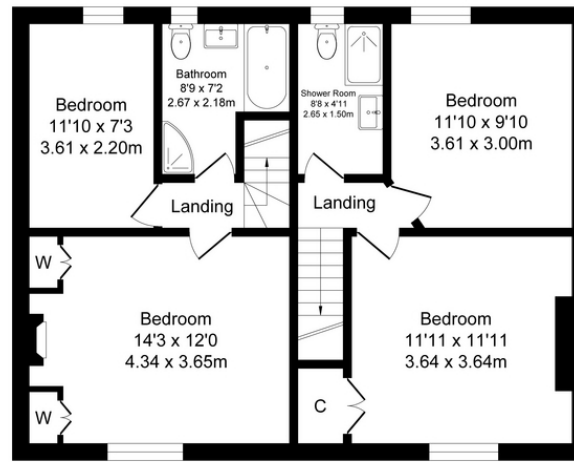


High Street, Wetherby  
Total Approx. Floor Area 1528 Sq.ft. (142.0 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor  
Approx. Floor Area 764 Sq.Ft (71.0 Sq.M.)



First Floor  
Approx. Floor Area 764 Sq.Ft (71.0 Sq.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

**Tenure Type:** Freehold  
**Council Tax Band:** D  
**Council Authority:** Leeds City Council

