



Renton  
& Parr

*Premium*

THE HAWTHORNS | MILNER LANE | THORNER | LEEDS |  
WEST YORKSHIRE | LS14 3AG



# THE HAWTHORNS, MILNER LANE, THORNER, NEAR LEEDS, WEST YORKSHIRE LS14 3AG

Leeds City Centre 6 miles, Harrogate 14 miles, York 14 miles, A1/(M) 3 miles  
(all distances approximate)

## **A singularly impressive four bedroom detached family residence set in delightful private south westerly facing landscaped gardens including small lake, in all approximately 1 ¼ acres**

"The Hawthorns" is a substantial individual family home set in unique landscaped gardens offering complete privacy including lake and stream. The house itself offers generously proportioned rooms arranged over three floors extending to over 3600 sq ft.

The living accommodation briefly comprises to the ground floor an entrance vestibule opening through into a light and spacious central reception hall with guest cloakroom, separate staircase hallway provides access to the lower ground and first floor levels via returned oak staircase. There is a well proportioned Lounge with oriel bay and fitted oak window seat with double French doors opening out onto a sun balcony overlooking the gardens at the rear. There is also a family room which opens through to a large study area which could easily be divided into two rooms. The hub of the house is the splendid open plan family living dining kitchen located on the lower ground floor having extensive range of cream fronted units and granite preparation surfaces, together with matching central island/breakfast bar. French doors open out onto the garden as does the side entrance lobby. There is also a utility room and cloak shower room, together with spacious sitting room, again with doors opening onto the patio and grounds.

The bedroom accommodation is at first floor level and comprises four double bedrooms, master bedroom with en-suite dressing room and shower room and en-suite shower to bedroom two. Each room enjoys a beautiful and different view of the garden and surrounding farmland.

To the outside, a sweeping driveway leads round off Milner Lane to the rear of the property where there is ample parking and turning facilities as well as a detached double garage with two integral garden stores/workshops providing potential for self-contained annexe, subject to necessary approvals.

The grounds are a feature of the Hawthorns and together with expanse of lawn, well stocked borders, established trees, there is a large feature lake with bridge and decked jetty.

The Hawthorns occupies a well-established position on the northern edge of this popular village of Thorer. The market town of Wetherby is some 15 miles drive offering a wide range of amenities and recreational facilities. There is a ready access to the principal Yorkshire centres of Leeds, Harrogate and York with the A1 motorway some 3 miles away for those requiring travel further afield.







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## THORNER

Thorner is a most sought after rural village to the north east of Leeds, situated some six miles from the city and possessing a good variety of local amenities including shop, bus services and two public houses and a restaurant. There is a strong community spirit and a variety of recreational facilities. The London/Edinburgh A1 highroad is only a five minutes drive away at Bramham, also easy access to the M1 and M62.

### DIRECTIONS

Entering Thorner from Bramham and the A1 continue down Church Hill towards the centre of the village and at the sharp end turn right into Milner Lane and the Hawthornes is the last property on the left before leaving the village identified by the joint agents for sale board.

### THE PROPERTY

A substantial detached family home whose frontage completely belies the size of the property giving no impression of what lies within and to the rear. An internal inspection is essential therefore to fully appreciate this unique property.

Benefiting from gas fired central heating and underfloor heating to the lower ground floor, together with double glazed windows, the accommodation in further detail giving approximate room sizes comprises :-

### ENTRANCE PORCH

With double glazed entrance door and side screen, tiled floor, radiator, alarm panel. Inner door leading to :-

### RECEPTION HALL

27' 3" x 10' 10" (8.31m x 3.3m) overall Incorporating turned staircase to lower and first floor levels, oak flooring, four wall light points, two radiators, built in cloaks cupboard.

### CLOAKROOM

A white suite comprising low flush w.c., wash hand basin, ceramic tiled floor, radiator, double glazed windows.

### LOUNGE

27' 3" x 21' 10" (8.31m x 6.65m) Narrowing to 13' 7" (4.14m) plus oriel bay with window seating Double glazed windows to three sides including patio door to veranda overlooking delightful landscaped private garden grounds, three radiators, recess ceiling lighting.

### FAMILY ROOM WITH OFFICE

27' 6" x 16' (8.38m x 4.88m) Narrowing to 9' 5" (2.87m) An L shaped room with windows to three sides including double glazed patio doors to balcony overlooking garden to rear, oak flooring, three radiators, recess ceiling lighting.

### N.B. AGENT'S NOTES

This room could easily be divided into two separate rooms with existing separate doors to hallway.

Oak staircase leading down to :-

### LOWER GROUND FLOOR LEVEL

### INNER HALL

With oak floor, understairs storage cupboard.

### SITTING ROOM

17' x 16' (5.18m x 4.88m) With double glazed patio doors to rear patio area and garden, recess ceiling lighting, double glazed windows to side elevation, oak flooring.

### UTILITY ROOM

15' 7" x 8' 3" (4.75m x 2.51m) Comprehensively fitted with Shaker style wall and base units including cupboards and drawers, worktops, stainless steel sink unit with mixer taps, plumbed for automatic washing machine and tumble dryer, cupboard housing gas fired central heating boiler, tiled floor, double glazed window and side entrance door, alarm panel.

### SHOWER ROOM

A three piece white suite comprising shower cubicle, pedestal wash basin, low flush w.c., tiled walls.

### SUPERB OPEN PLAN DINING

**KITCHEN** 26' 6" x 20' 5" (8.08m x 6.22m) overall Narrowing to 14' 4" (4.37m)

With double glazed patio doors and windows to rear patio and garden, further windows to side elevation, excellent range of fitted kitchen units including cupboards and drawers, illuminated display cabinets, under unit lighting, granite worktops, central island bar with twin sink and mixer taps, cupboards and drawers, wine cooler, Samsung American style fridge freezer, Rangemaster cooker to tiled recess with extractor above, oak flooring, recess ceiling lighting.

### SIDE LOBBY

With hanging rail and external door with alarm panel.

## FIRST FLOOR

### LANDING

Double glazed window and large Velux, radiator, four wall light points, airing cupboard with radiator.

### BEDROOM ONE

14' 5" x 11' 5" (4.39m x 3.48m) Double glazed windows to two sides overlooking garden and farmland.

### EN-SUITE DRESSING ROOM

With wardrobes, tiled floor extending through into :-

### SHOWER ROOM

With white suite comprising walk-in shower cubicle, vanity wash basin with drawers under, low flush w.c., tiled floor, part tiled walls, heated towel rail.

### BEDROOM TWO

14' 9" x 10' 6" (4.5m x 3.2m) Double glazed windows to two sides, radiator, access to loft via retractable ladder.

### EN-SUITE SHOWER ROOM

With shower cubicle, wash hand basin, low flush w.c., radiator, tiled floor, extractor fan.

### BEDROOM THREE

14' 4" x 11' (4.37m x 3.35m) Double glazed windows to two sides overlooking garden, radiator.

### BEDROOM FOUR

16' 1" x 10' 10" (4.9m x 3.3m) Double glazed windows to two sides, radiator.



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### FAMILY BATHROOM

8' 3" x 8' 10" (2.51m x 2.69m)  
Having four piece white suite comprising enclosed bath with mixer taps, low flush w.c., pedestal wash basin with tiled surrounds, shower cubicle, heated towel rail, tiled floor and part tiled walls, extractor fan.

### TO THE OUTSIDE

Sweeping driveway extends round to the rear of the property where there is a turning space and additional shale parking area.

### DETACHED GARAGE BLOCK

28' 6" x 20' 10" (8.69m x 6.35m) overall  
With potential for **SELF-CONTAINED ANNEX/GRANNY FLAT** and presently comprises :-

### DOUBLE GARAGE

20' 9" x 19' 9" (6.32m x 6.02m)  
Having electric up and over door, windows to two sides, side entrance door, alarm panel.

**STORE ROOM (POTENTIAL KITCHEN)** 12' 1" x 8' (3.68m x 2.44m)  
With double doors to side, loft access.

**STORE ROOM TWO (POTENTIAL BATHROOM)**

8' 3" x 8' (2.51m x 2.44m)  
Window to rear.

### GARDENS

"The Hawthorns" stands in landscaped garden grounds extending to approximately 1 ¼ acres predominantly to the rear which enjoys a south westerly aspect being totally private and featuring a variety of established trees and bushes. The lake with bridge and decked jetty is an outstanding central feature surrounded by extensive lawns and well-

stocked flower beds. Mill Beck runs through the gardens and feeds a natural pond and there are ornamental bridges crossing the stream into other hidden areas of the garden. There is a large sun terrace at the rear of the house and meandering gravel paths. Summer house included.

### COUNCIL TAX

Band G (from internet enquiry).

### GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services, fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings etc photographed are included in the sale.

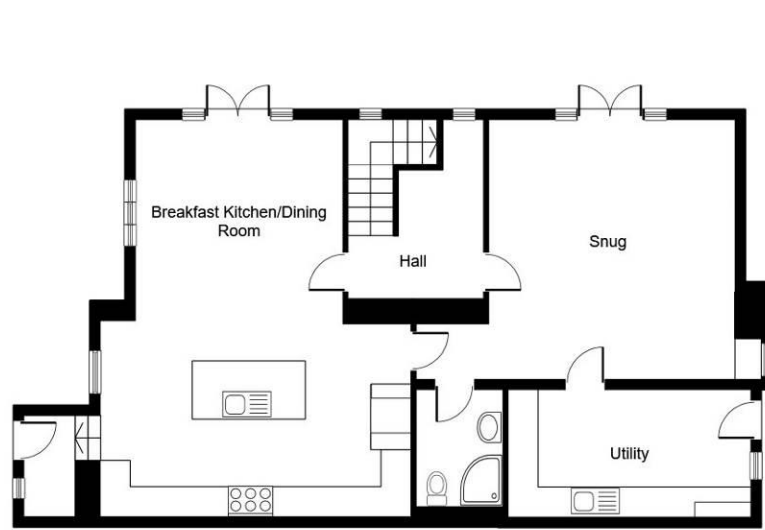
### VIEWING

By appointment with the Chartered Surveyors, Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

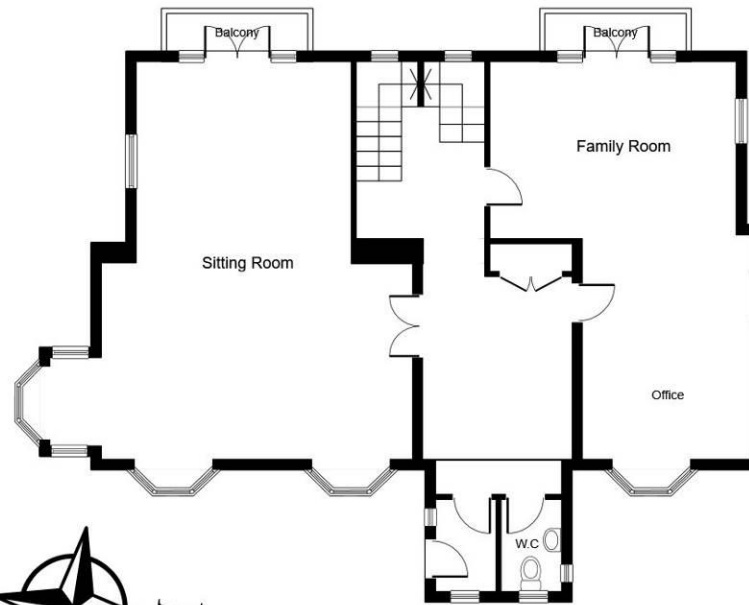
Brochure prepared November 2021



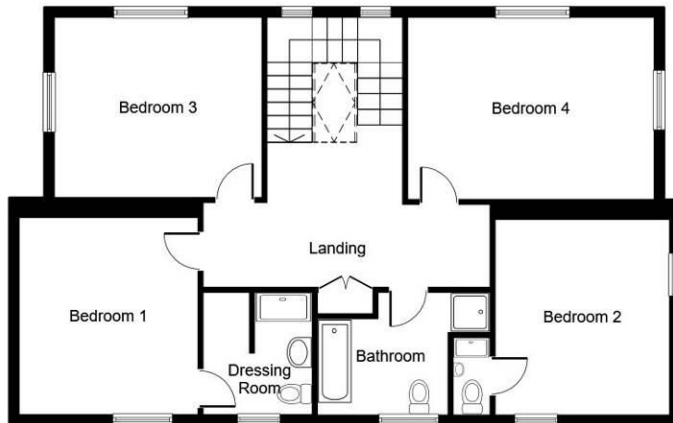
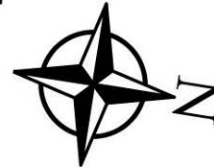
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92+	A		
81-91	B		
69-80	C	75   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



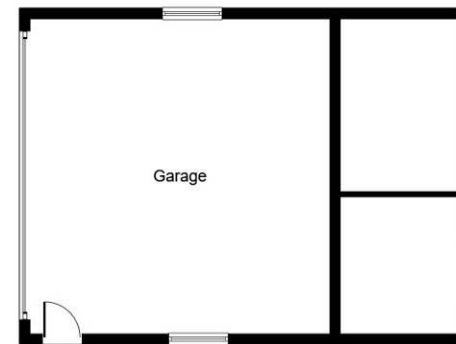
**Lower Ground Floor**



**Ground Floor**



**First Floor**



**Garage**

Total floor area 399 sq.m. (4,301 sq.ft.) Approx

Not to scale for identification purposes only



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