

courtyard private and southerly facing heated pavilion ideal for outdoor entertaining and 'al-fresco' dining.

**LARGE OUTBUILDING DIVIDED INTO THREE** comprising:-

**OUTBUILDING ONE**

12'1" x 11'6" (3.68m x 3.51m)

**OUTBUILDING TWO**

12'1" x 12'1" (3.68m x 3.68m)

**OUTBUILDING THREE**

12'1" x 12'3" (3.68m x 3.73m)

With fitted pens.



There is also a lawned area with herbaceous border and gold fish pond.

The property is also sold with the benefit of a small paddock of approximately 0.6 of an acre with four stable block.

The former riding centre has been sold for residential development and a condition of the sale will include the provision of a detached garage and parking space for the benefit of Hawks Cottage.

**PLANNING**

A potential purchaser of Hawks Cottage should be aware that the former riding centre has now been sold separately for residential development comprising four detached dwellings decision number 2019/0189/OUT and available for inspection on the Selby District planning portal.

**COUNCIL TAX**

Band D (from internet enquiry).



**MISREPRESENTATION ACT**

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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**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, furniture 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

Details prepared March 2022



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   c
55-68	D	65   d	
39-54	E		
21-38	F		
1-20	G		



**Saxton ~ 3 Hawks Cottage, Coldhill Lane, LS24 9TA**

A charming **FOUR-BEDROOM** stone-built **CHARACTER COTTAGE** together with **OUTBUILDINGS, STABLES AND Paddock** of approximately 0.6 of an acre situated in the centre of this popular and attractive village of Saxton.

- Versatile accommodation arranged over two floors
- Decorative beams enhance the character of the property
- Farmhouse style dining kitchen with Rayburn
- Two generous size reception rooms
- Four bedrooms, one on the ground floor with en-suite bathroom
- Useful outbuildings divided into three



**2 Recep 4 Beds 2 Baths 1 En-suite**

**£795,000** PRICE REGION FOR THE FREEHOLD



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## SAXTON

Saxton is a quiet unspoilt rural village steeped in history and predominantly limestone built properties. It is situated approximately 3 miles east of the A1 and M1, 4 miles south of Tadcaster and a similar distance from the A64 Leeds to York road. Commuting is excellent with Leeds and York only some 20 minutes drive and Leeds/Bradford airport close by. Saxton is also approximately 11 miles from Wetherby.

The village has its own school, church and public house, village hall and children's play area. It is surrounded by rich undulating countryside laced with footpaths and bridleways. Lotherton Hall Park and Temple Newsam are also close by. Scarthingwell Golf Course is approximately 1 mile away. Tennis courts, an indoor swimming pool and access to many other clubs within easy reach.



## DIRECTIONS

Travelling south along the A1 from Wetherby, turn off onto the A64 towards Leeds. Take the Aberford exit on the roundabout and continue through the village before turning left down Lotherton Lane. At the T junction with Lotherton Hall ahead, turn left onto the B1217. Passing the Crooked Billet public house on the right hand side, take the next right signposted Saxton. At the T junction with the village church on the right, turn right along Main Street and at the far end of the village bear right into Coldhill Lane. With the cricket ground on your right take the first turning immediately past the cricket ground, down the lane to the former riding school and Hawks Cottage is located at the end of the yard.

## THE PROPERTY

A rare opportunity to acquire a charming four bedroom semi-detached cottage in the heart of this popular village being sold with private courtyard gardens and 1/2 acre paddock with stables.

The centrally heated accommodation giving approximate room sizes in further detail comprises :-

## ENTRANCE HALL/UTILITY ROOM

6'4" x 7'9" (1.93m x 2.36m)

Radiator, fitted wall and base cupboards, work-top with one and a half bowl sink unit, plumbed for automatic washing machine.

## INNER HALL

With radiator in cabinet, built in seating and staircase off to first floor. Decorative exposed beams.

## CLOAKROOM

Low flush w.c., pedestal wash basin with tiled splashback, radiator.

## LOUNGE

22' x 15'4" (6.71m x 4.67m)

A charming room with decorative beams and exposed inset Herringbone brick work, rustic brick fireplace with heavy oak mantle and wood burning stove, wall light points, two radiators, one in cabinet, wide boarded oak flooring, French doors to enclosed courtyard, further side window. Door and steps down to :-



## GUEST BEDROOM FOUR

17'9" x 11'10" (5.41m x 3.61m) Having double glazed window to rear, radiator, ceiling beam.



## EN-SUITE BATHROOM

Comprising roll edged bath with shower above, pedestal wash basin, low flush w.c., chrome heated towel rail, tiled walls and floor, double glazed window.

## OPEN PLAN FARMHOUSE STYLE KITCHEN/DINING ROOM WITH LIVING ROOM OFF

44' (13.41m) overall comprising :-

## FAMILY ROOM

18'5" x 16'1" (5.61m x 4.9m)

Having double glazed windows to two sides, beams to ceiling, exposed timber boarded floor, radiator, fireplace with wood burning stove, wall light points, recess ceiling lighting, open doorway to :-



## FARMHOUSE STYLE DINING KITCHEN

26' x 16' (7.92m x 4.88m) overall

Well fitted with a range of oak fronted wall and base units including cupboards and drawers, granite worktops, Belfast style sink with mixer taps, pelmet lighting, ceiling lighting, stone flagged floor, built in dishwasher, Rayburn cooker in recess with tiled back, space for table and chairs, radiator, double glazed windows to front and rear, beamed ceiling. Stable type entrance door.



## FIRST FLOOR

### SPLIT LEVEL LANDING

With airing cupboard, linen cupboard, window and loft access.

### BEDROOM ONE

15'4" x 12'7" (4.67m x 3.84m)

Having windows to two sides, fitted wardrobes, radiator.



### BEDROOM TWO

11'9" x 10'5" (3.58m x 3.18m) to face of fitted wardrobes Window to front, radiator.

### BEDROOM THREE

9'8" x 7' (2.95m x 2.13m) plus recess Radiator, double glazed window.

## BATHROOM

Travertine tiled floor and walls with three piece white suite comprising shaped bath with air jets, mixer taps and shower above, low flush w.c., pedestal wash basin, chrome heated towel rail.



## TO THE OUTSIDE

Hawks Cottage has gardens to the front in two sections, the lower section comprising a paved courtyard with raised flower beds, drying area and water feature. The upper