



Renton  
& Parr

*Premium*

SAXON HOLME | COLDHILL LANE | SAXTON | TADCASTER |  
NORTH YORKSHIRE | LS24 9TA

# SAXON HOLME, COLDHILL LANE, SAXTON, TADCASTER, NORTH YORKSHIRE LS24 9TA

Tadcaster 4.6 miles, Selby 11.4 miles, Leeds 14 miles, A1(M1) link 8.5 miles, Wetherby 14 miles

(all distances approx.)

## A significant and impressive five bedroom detached family house with mature landscaped gardens, together with 1 acre orchard and paddock.

Saxon Holme was originally constructed in the 1950's and has subsequently been extended and re-modelled within the last 20 years to create an impressive beautifully proportioned family house extending to approximately 3200 sq ft, arranged over two floors. With formal grounds, paddock and orchard having a total site area of approx. 1.96 of an acre.

Recently re-decorated throughout the light and spacious accommodation reveals a central reception hall with cloakroom and rear hall. There are three generous reception rooms, together with kitchen having integrated appliances, adjacent breakfast area and separate utility room.

On the first floor there is a split-level landing with study area and five double bedrooms. The master bedroom enjoys delightful open aspects from a bay window over landscaped gardens and fields, a dressing area and en-suite bathroom. Two further bedrooms enjoy en-suite facilities, there are four bathrooms in total.

To the outside a gated driveway provides excellent visitor car parking in front of a double integral garage having remote controlled electrically operated roller doors. The formal gardens extend round three sides with a full south facing aspect to the front. There is a paved area to the side enjoying a westerly aspect ideal for outdoor entertaining and 'al-fresco' dining which in turn leads via a grassed area to an orchard and small paddock.

The village itself is highly regarded and steeped in history and well placed for access to Leeds, York and Selby with the A1(M1) trunk road providing rapid access to business centres further afield.





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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. Saxon Holme is then situated on the right hand side before the bend and identified by a Renton & Parr for sale board.

### THE PROPERTY

A rare opportunity to purchase a substantial five bedroom, four bathroom detached

house in this attractive and popular village setting. Centrally heated and double glazed, the accommodation in further detail giving approximate room sizes comprises :-

### GROUND FLOOR

#### ENTRANCE PORCH

With entrance door and double glazed side screen leading to :-

#### RECEPTION HALL

18' 4" x 7' 11" (5.59m x 2.41m)  
Staircase to first floor, radiator, ceiling cornice, recess ceiling lighting, attractive wood effect tiled floor extending through into the rear hall where there is a separate entrance door, further radiator, access to integral garage, built in cloaks cupboard.

#### CLOAKROOM

Low flush w.c., corner wash basin with tiled splashback, tiled floor, chrome heated towel rail, ceiling cornice, understairs storage cupboard.

#### LOUNGE

23' 5" x 12' 10" (7.14m x 3.91m)  
A light and spacious room with double glazed windows to two sides including bi-fold doors to the front, ceiling cornice, two radiators, contemporary wood burning stove on granite hearth, LED recess ceiling lighting.

#### FAMILY ROOM

16' 4" x 13' (4.98m x 3.96m)  
Tiled floor, contemporary wood burning stove on granite hearth, double glazed bi-fold doors leading out onto sheltered patio area, ceiling cornice, recess ceiling lighting, underfloor heating.

### DINING ROOM

17' 7" x 12' 10" (5.36m x 3.91m) overall  
Including double glazed bay window to front enjoying views over the garden and fields beyond. Radiator, laminate floor, ceiling cornice, fireplace with open fire.

### L SHAPED KITCHEN WITH BREAKFAST AREA

#### KITCHEN AREA

13' x 9' 9" (3.96m x 2.97m)  
Well fitted with range of modern contemporary wall and base units including cupboards and drawers, display cabinet, Corian worktop and matching splashbacks, stainless steel Franke sink unit, Quooker mixer tap, integrated appliances including twin ovens, induction hob and extractor hood above, microwave, dishwasher, fridge and freezer, under unit wall lighting and ceiling lighting. Tiled floor extending through to :-

#### BREAKFAST AREA

13' 5" x 7' 9" (4.09m x 2.36m)  
Double glazed windows to two sides including French door to patio and garden, vaulted ceiling, radiator, underfloor heating.

### FIRST FLOOR

#### SPLIT LEVEL LANDING

Part galleried with study area and double glazed window, two loft access points, linen cupboard, two radiators, ceiling cornice.

#### MASTER BEDROOM SUITE

Comprising :-

#### BEDROOM

15' 5" x 12' 11" (4.7m x 3.94m) overall  
Including fitted wardrobes and double glazed bay window with views over the garden and fields beyond, radiator, ceiling

cornice, recess ceiling lighting.

#### EN-SUITE DRESSING AREA

9' 9" x 4' 7" (2.97m x 1.4m) With radiator.

#### EN-SUITE BATHROOM

9' 7" x 7' 10" (2.92m x 2.39m)  
With Travertine tiling to walls and floors and the surround of a large shaped air bath, twin half pedestal wash hand basins with vanity mirror and recess medicine cabinet, low level w.c., shaver socket, walk-in shower cubicle, chrome heated towel rail.

#### BEDROOM TWO

13' x 12' 7" (3.96m x 3.84m)  
With double glazed window to front with delightful south facing rural aspect to front. Fitted wardrobes with matching drawers, ceiling cornice, recess ceiling lighting, radiator.

#### EN-SUITE SHOWER ROOM

8' x 8' (2.44m x 2.44m)  
Part tiled walls, tiled floor, white suite comprising shower cubicle, half pedestal wash basin, low flush w.c., extractor fan, ceiling cornice, obscure double glazed window, chrome heated towel rail.

#### BEDROOM THREE

13' 3" x 13' (4.04m x 3.96m) plus door recess  
Double glazed window, radiator, ceiling cornice, recess ceiling lighting.

#### EN-SUITE SHOWER ROOM

Part tiled walls and tiled floor with three piece suite comprising shower cubicle, wash hand basin, low flush w.c., vanity unit with mirror, chrome heated towel rail, extractor fan.

#### BEDROOM FOUR

16' 4" x 14' 4" (4.98m x 4.37m)  
Having twin double glazed dormer window to the east, fitted wardrobes and matching



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drawers with shelving above, ceiling cornice, radiator, recess ceiling lighting.

### BEDROOM FIVE

12' 10" x 10' 5" (3.91m x 3.18m)

Double glazed window, radiator.

### HOUSE BATHROOM

9' 1" x 9' (2.77m x 2.74m)

Tiled walls and floor with enclosed bath, mixer taps and shower attachment, half pedestal wash basin, low flush w.c., shower cubicle, chrome heated towel rail, Velux window.

### TO THE OUTSIDE

The entrance to the property is through a stone pillared and gated entrance along tarmac driveway with ample parking and turning space for several vehicles in turn giving access to :-

### INTEGRAL DOUBLE GARAGE

17' 6" x 16' 7" (5.33m x 5.05m)

With remote controlled electrically operated roller door, twin variant wall mounted combination gas fired central heating boilers, integral access.

### GARDENS

The gardens which are laid out predominantly to front and side of the property, are laid mainly to lawn with mature screening borders and wrap-a-round sun terrace, bounded by Dwarf stone walling extends to a tiled patio area off the family room, ideal for outdoor entertaining and 'al-fresco' dining having outdoor water taps, power and lighting. Raised fish pond with glazed view area.

To the west a grass area leads to concreted hard standing suitable for a variety of uses. Timber and glazed workshed/potting shed, timber decking. A small Orchard with a dozen or so fruit trees in turn leading to a grass paddock having a separate access to the side of the cricket ground off Coldhill

Lane.

### 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.

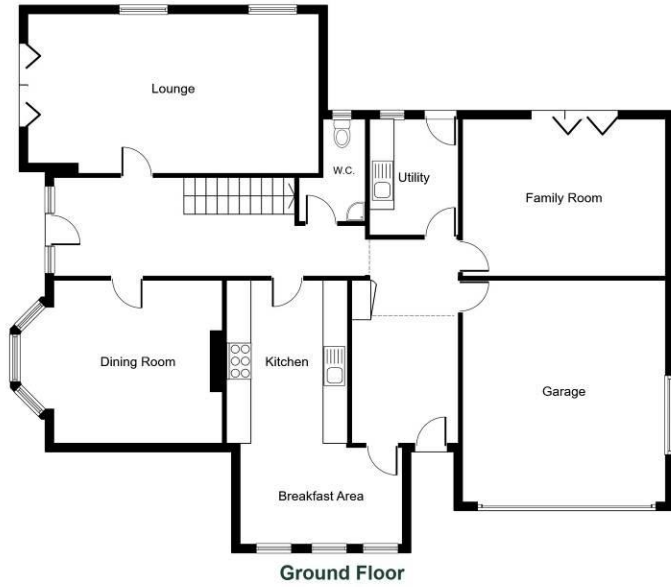
### VIEWING

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

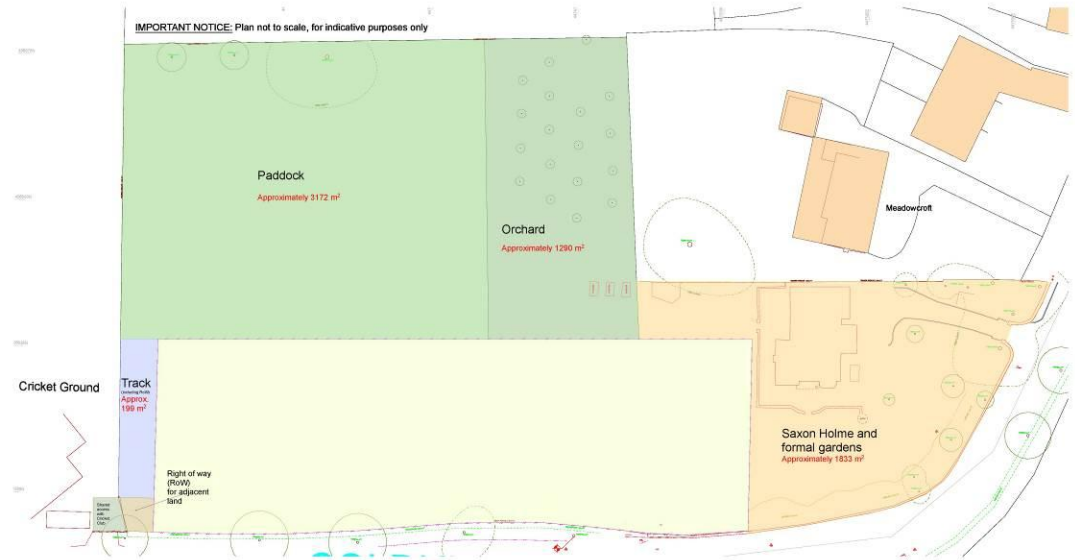
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64   D	78   C
39-54	E		
21-38	F		
1-20	G		



Total floor area 297.5 sq.m. (3,202 sq.ft.) Approx (Including Garage)



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