



Renton
& Parr

Premium

NEWTON ORCHARD | MAIN STREET | NEWTON KYME | TADCASTER
NORTH YORKSHIRE | LS24 9LS

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Boston Spa 3 miles, Tadcaster 2.6 miles, Leeds 15 miles, York 14 miles (all distances approximate)

Newton Orchard is a charming stone built detached property, extended over the years to create a substantial four bedroom detached family home of approximately 2300 sq ft. Quietly situated at the edge of Newton Kyme village the property enjoys private and peaceful lawned gardens to the rear along with "breath-taking" open aspect across neighbouring fields and rolling countryside.

Accessed from a private lane between stone gate posts to driveway providing off road parking for several vehicles and access to integral double garage.

Entering through the main entrance which is located at the rear of the property comes to the entrance hallway, staircase leading to first floor, a formal dining room is set with large picture window overlooking rear garden and open aspect beyond, then open walk-way into a traditional living room with feature fireplace and decorative timber panelling and characterful features such as enriched ceiling cornice and ceiling rose around light fittings.

A breakfast kitchen with granite worktops and integrated appliances along with gas fired A GA oven widens to create orangery style breakfast/dining area with raised ceiling and tall bespoke double glazed windows. There is a further entrance with generous utility space, storage cupboard and guest w.c., accessing the integral double garage fitted with workbench and neatly organised storage along with light, power and mains water laid on.

A third entrance located to the far side of the property provides access to a rear entrance hallway with vaulted ceiling and turned staircase to mezzanine level creating an ideal workspace for home office with fitted bookshelves storage along with access to further eaves storage spaces.

The first floor provides master bedroom with en-suite shower room, benefiting from fitted wardrobes to one side, two decorative porthole style windows, along with large double glazed window to rear overlooking attractive gardens and open aspect beyond. There are two further double bedrooms, a single bedroom and house bathroom to the first floor.

Newton Orchard sits privately and discreetly at the edge of this historic village of Newton Kyme providing an idyllic spot away from the hustle and bustle of a town centre or village main street. However, while benefiting from rural aspect the full range of shops and amenities available from Tadcaster, Boston Spa and Wetherby are just a short drive away along with the A64 and A1(M1) motorway networks for commuting further afield.





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NEWTON KYME

Is situated between Boston Spa and Tadcaster some 4 miles from the A1, 13 miles to both York and Harrogate, 14 miles to Leeds. Readily accessible to major Yorkshire centres. Newton Kyme is an unspoilt rural village adjacent to the River Wharfe and must be one of the few villages which must still be classed as a hamlet. Steeped in history and originally a Roman fort the village is mentioned in the Domesday Book as Newton with the Kyme being added in the 13th century. Surrounded by parkland and open countryside, which is a feature of this once, estate village.

DIRECTIONS

Travelling from Boston Spa village towards Tadcaster along the A659. Approximately 1.5 miles from leaving Boston Spa take the second left turning onto Croft Lane following signs for Newton Kyme village, upon reaching the T junction in the village, fork left then immediately turn right onto Main Street. After approximately 100 metres as the Main Street turns to the left, continue straight onto a private lane where Newton Orchard will be identified on the right hand side with a Renton & Parr for sale board.

THE PROPERTY

A beautifully situated four bedroom detached family home, having been extended over the years to create flexible family living accommodation. Now providing an opportunity to extend further, subject to necessary planning consents along with scope to modernise and update while maintaining the character and charm of this stone built detached home.

Benefiting from gas fired central heating and double glazed windows in further detail giving approximate room sizes comprises :-

ENTRANCE PORCH

Tiled steps leading to entrance porch with

double glazed windows to two sides, hardwood door into :-

ENTRANCE HALLWAY

With staircase leading to first floor, double glazed window to front, storage cupboard downstairs, further cloaks storage cupboard, shelving, decorative arched window to side, vertical hung radiator, wood effect laminate flooring, central ceiling light with ceiling rose and ceiling cornice.

DOWNSTAIRS W.C.

Fitted with low flush w.c., pedestal wash basin, tiled splashback, tiled flooring.

DINING ROOM

15'5" x 11'5" (4.72m x 3.5m)

An attractive formal dining room with double glazed picture window to rear overlooking garden and open aspect beyond, radiator beneath. Open archway leading to living room and French style double doors leading to breakfast kitchen. Central ceiling light with ceiling rose and ceiling cornice, wood effect laminate flooring consistent to lounge, dining room and entrance hallway.

LIVING ROOM

19'7" x 13'8" (5.98m x 4.19m) Widening to 15'8" (4.79m)

An impressive living room with feature fireplace of stone hearth and mantle piece surround with gas fire inset, decorative wooden panelling surround including hidden storage cupboard. Double glazed sliding patio doors onto side patio area, double glazed window to rear with attractive open aspect, double radiator beneath. Electric sun blind. Central ceiling light with ceiling rose and enriched ceiling cornice.

BREAKFAST KITCHEN

20'9" x 7'9" (6.34m x 2.38m) Widening to 18'7" (5.67m)

Fitted with a modern white kitchen comprising a range of wall and base units including

cupboards and drawers, solid granite worksurfaces with tiled splashback, integrated appliances include gas fired AGA, electric oven with Neff four ring electric hob and extractor hood above. A two bowl stainless steel sink unit with mixer tap, free-standing undercounter dishwasher, two central lights and tiled flooring. Open archway leading to :-

DINING AREA

With attractive vaulted ceiling, exposing ceiling timber beams, double glazed windows to two sides, double radiator beneath and two further Velux windows, consistent tiled flooring from the kitchen, recess ceiling lighting and central pendant light fitting.

UTILITY

Fitted with wall and base units including work surface, tiled splashbacks, space and plumbing for automatic washing machine and tumble dryer, stainless steel sink with drainer and mixer tap, two double glazed slim windows and rear door. Storage cupboard, further downstairs w.c., fitted with low flush w.c., double glazed window, recess ceiling lighting. A vaulted ceiling with Velux window and exposed roof timbers, recess ceiling lighting, single radiator, tiled flooring consistent with kitchen. Steps leading down to :-

DOUBLE GARAGE

18'10" x 17'8" (5.76m x 5.41m)

A generous sized double garage with two timber "barn door" style garage doors, double glazed windows to two sides, light and power laid on. Plumbed with stainless steel sink unit and drainer with storage cupboard beneath, fitted shelving, useful fitted workbench with vice, shelving and tool store above, two strip lights and concrete flooring.

REAR ENTRANCE HALL

Entering from the rear of the property via a tiled stepped patio into rear entrance hallway, a staircase leading to first floor mezzanine level, double radiator to side, storage cupboard

under stairs housing wall mounted gas fired central heating boiler, wood effect laminate flooring, arched double glazed window to side.

HOME OFFICE

18'8" x 10'7" (5.71m x 3.24m)

Forming a mezzanine level providing an ideal space for home office with double glazed window to rear with open aspect, further circular double glazed porthole window and two further Velux windows. Decorative fitted bookcase to one side, further eaves storage and double radiator. Wood effect laminate flooring.

FIRST FLOOR

LANDING

An attractive split landing with further half staircase, double glazed window to rear, radiator beneath, linen storage cupboard, further storage cupboard housing pressurised hot water cylinder, central pendant light fitting, loft access hatch and ceiling cornice.

BEDROOM ONE

18'7" x 11'4" (5.67m x 3.47m) Including depth of fitted wardrobe. A generous size master bedroom with two porthole style double glazed windows to side, double glazed window to rear with attractive open aspect, double radiator beneath, fitted wardrobes the length of one wall, central light fitting.

EN-SUITE SHOWER ROOM

11'10" x 5'0" (3.63m x 1.53m) Fitted with a coloured three piece suite including low flush w.c., pedestal wash basin, large step in shower cubicle, double glazed window, part tiled walls with tiled flooring, heated towel rail and central light fitting.

BEDROOM TWO

12'5" x 10'10" (3.81m x 3.32m)

A bright double bedroom with large picture window to rear enjoying pleasant country views, radiator beneath, central light fitting.



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BEDROOM THREE

11' 5" x 10' 10" (3.49m x 3.31m)

With double glazed window to front, radiator beneath, large storage cupboard with hanging rail, central light fitting.

BEDROOM FOUR

9' 6" x 9' 5" (2.91m x 2.89m) max overall With bespoke single bed fitted with storage cupboard beneath and book shelf inset, double glazed window to rear, radiator beneath, central light fitting.

BATHROOM

6' 6" x 5' 6" (2m x 1.7m)

Fitted with a white three piece suite comprising panelled bath with shower and screen above, low flush w.c., pedestal wash basin, part tiled walls with tiled flooring, double glazed window and central light fitting, single radiator.

TO THE OUTSIDE

Accessed from private lane between stone gate pillars, tarmac driveway provides off-road parking for several vehicles in front of a double garage.

GARDENS

There are established and neatly maintained gardens to three sides with side garden set mainly to lawn with stone flagged pathway bordered with deep and well stocked flower beds with a range of decorative and colourful bushes and shrubs, attractive stone wall to front with iron railings to side.

The garden to the far side is set to low maintenance flagged patio with gravel feature and established Acer trees, well stocked and neatly maintained borders with stone wall to rear.

The main garden is to the rear of the property of generous family proportions, set mainly to lawn with iron railings to one side and timber fencing, neatly maintained flower beds with pretty and established Acer trees. The garden abuts open countryside with uninterrupted far reaching open aspect across rolling neighbouring countryside.

The garden provides an extremely private and idyllic spot for outdoor entertaining and relaxation.

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.

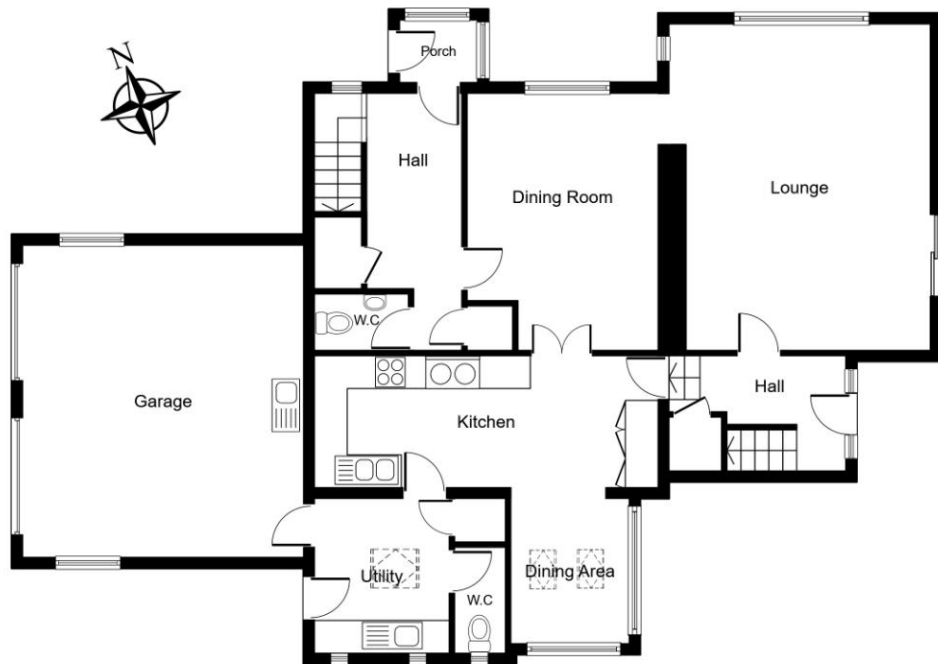
VIEWING

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

Details prepared May 2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



First Floor

Newton Orchard, Main Street, Newton Kyme, Tadcaster, LS24 9LS

Total floor area 237.0 sq.m. (2,551 sq.ft.) Approx (Including Garage)

NOT TO SCALE For layout guidance only



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