



**TENURE**

Freehold. We understand that there is a £50 per month communal management charge. Residents are equal shareholders of the Wetherby Grange Management Company.

**COUNCIL TAX**

Band F (from internet enquiry)

**SERVICES**

We understand mains water, electricity, gas and drainage are connected.

**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.

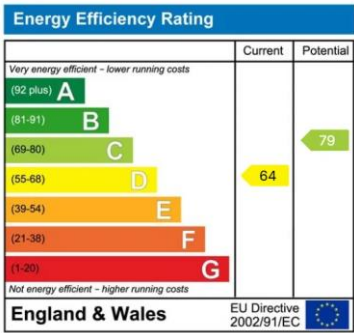
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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 November 2024



**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.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



**Wetherby ~ Horseshoe Cottage, 6 Wetherby Grange, Grange Park, LS22 5PB**

A charming three-bedroom, two-bathroom cottage forming part of courtyard conversion of former stables and outbuildings being delightfully situated within this beautiful parkland setting on the banks of the river Wharfe approximately 1/2 mile from the A1 and 1 mile from Wetherby town centre.

- Deceptively spacious split-level living
- Cosy living room and Amdega wooden conservatory
- Dining kitchen with integrated appliance
- Three bedrooms with vaulted ceilings and exposed feature beams
- 2 bathrooms and cloaks/wc
- Delightful courtyard setting and south facing landscaped gardens
- Double garage within secure gated courtyard
- Riverside and parkland walks on the doorstep

**£595,000** PRICE REGION

2 3 2



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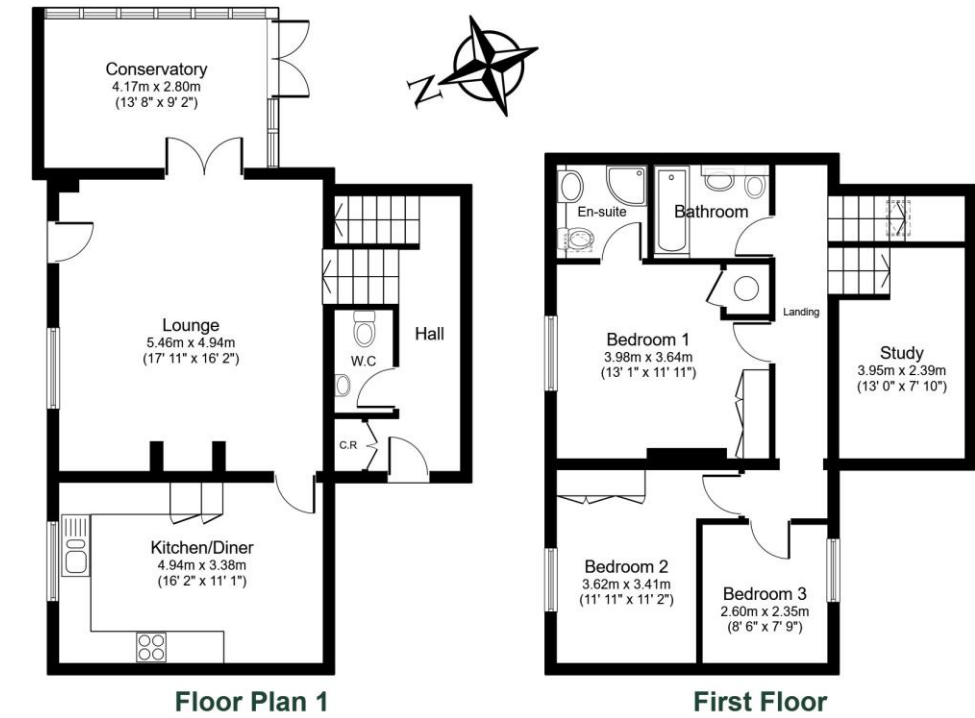
Property Description

Horseshoe Cottage is a charming three-bedroom, two-bathroom property, forming part of a sympathetically converted range of former stables and outbuildings. Nestled within a picturesque parkland setting on the banks of the River Wharf, it offers easy access to the A1 and is just a mile from Wetherby town centre.

This deceptively spacious character cottage features gas-fired central heating and double glazing throughout. The ground floor comprises an inviting entrance hall with a cloak's cupboard and washroom, adorned with an exposed feature stone wall. A short staircase leads down to the lower ground floor living room, which boasts a wood-burning stove and doors to an Amdega wood conservatory. This conservatory overlooks and provides access to a delightful south-facing landscaped garden.

The well-fitted kitchen includes wall and base cupboards, worktops, display cabinets, integrated appliances, and space for a dining table and chairs. From the entrance hall, a staircase ascends to the first-floor landing, where you will find three bedrooms with vaulted ceilings and exposed beams. The principal bedroom benefits from an en-suite shower room, while a refitted house bathroom and a mezzanine study complete this level.

Outside, the property features a beautifully landscaped garden with shaped lawns, well-stocked borders, and a patio area. A gravel path leads to a rear hand gate, providing access to a small, shared paddock for social, domestic, and recreational use. Additionally, there is access to the river and parklands for delightful walks. A short stroll from the property is a double garage within a secure gated courtyard, complete with electric up and over door, light and power. There is also visitor parking available at the rear of the property.



NOT TO SCALE For layout guidance only  
Total floor area 131.67 sq.m. (1,417.2 sq.ft.) Approx

