



Renton
& Parr

Premium

PEAR TREE BARN | MAIN STREET | SAXTON |
TADCASTER | LS24 9PY

£1,500,000 OFFERS OVER

PEAR TREE BARN, MAIN STREET, SAXTON, TADCASTER, LS24 9PY

Nestled in the centre of this highly regarded conservation Village. A stunning barn conversion of substantial proportions, extending to approximately 5500ft.² of modern and contemporary living space together with gardens and paddock, extending to approximately 2 acres.

The property which was converted in 2019 provides spacious and versatile, accommodation and featuring underfloor heating, controlled by thermostats in each room, double glazing, solar panels and CCTV security system. Top quality fittings with tiling to the ground floor the accommodation laid over two floors comprises:-

On the ground floor: Impressive reception hall with magnificent window to the front and 26 foot high vaulted ceiling with oak staircase and glass balustrade leading to a gallery landing. Principal reception rooms are all of exceptional proportions, including a family room with three large windows, a room that could be split into two having two approach doors from the hallway already in situ. A separate dining room with feature exposed brick wall, and French doors to the outside patio and garden. Lounge with dual aspect to south and west with French doors to patio, exposed brick wall and wood-burning stove. A 32 foot living dining kitchen with French doors to rear garden and patio for outdoor entertaining and alfresco dining is the hub of the house and features range of fitted cupboards and island bar with integrated appliances, including tall fridge and separate freezer Miele twin ovens, two plate warmers, microwave, two Miele dishwashers, wine cooler hob and extractor above. There is also feature exposed brick wall and wood-burning stove to the seating area. A separate utility room and walk in pantry, downstairs cloak room with WC home office and plant room with central heating boiler, hot water storage tank. Alarm and CCTV completes the ground floor.

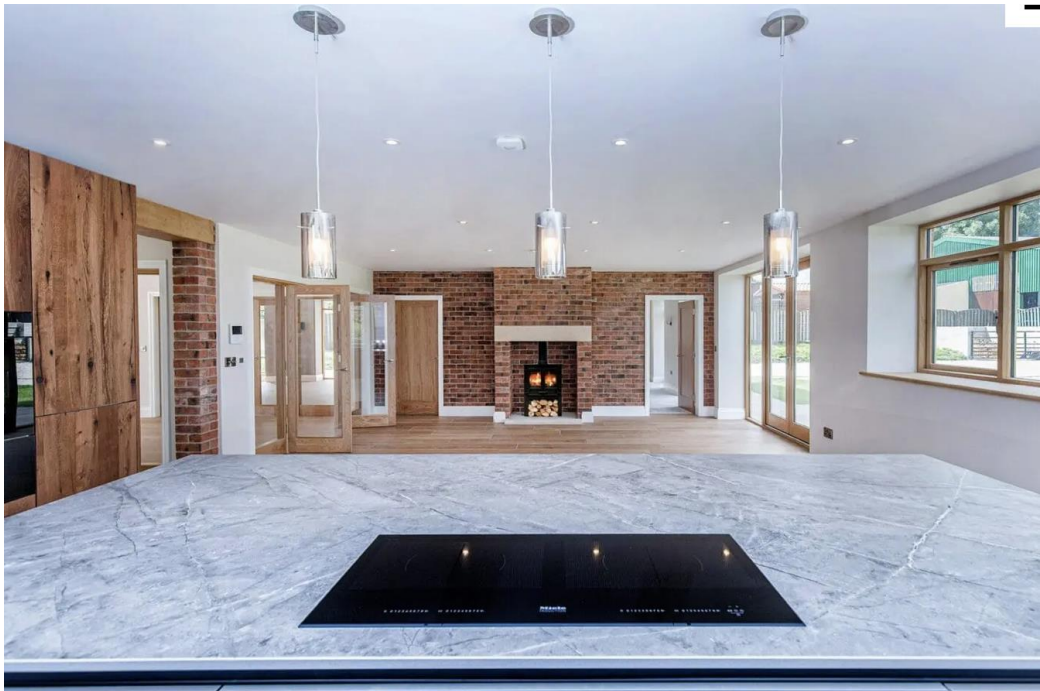
The first floor :- features a stunning gallery landing giving access to 5 bedrooms. The principal bedroom with double glazed window and Juliet balcony to a Westley facing aspect and views over the garden, paddocks and fields beyond. En suite dressing room with fitted wardrobes and bathroom with five piece white suite. Four additional double bedrooms two having en suite shower rooms.

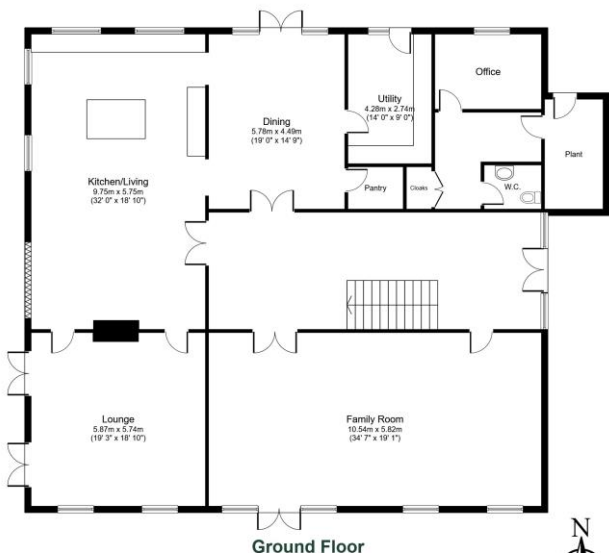
To the outside:- a shared driveway from the main street leads to an electric gated entrance and a private gravelled forecourt, providing parking for several vehicles. Double garage with light power and water, electric up and over doors and two EV charger points. Outside lighting.

The gravel driveway extends down the south side of the property to a further five bar gate and stable block with three stables and tack room two fenced paddocks, an orchard/vegetable garden with greenhouse. There are formal lawns to two sides with patio areas.

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.







NOT TO SCALE For layout guidance only



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TENURE

Freehold

COUNCIL TAX

Band G (from internet enquiry).

PLEASE NOTE

The photographs and video relating to this property have been provided by the seller and represent the property when converted in 2019.

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.



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47 Market Place, Wetherby, West Yorkshire LS22 6LN

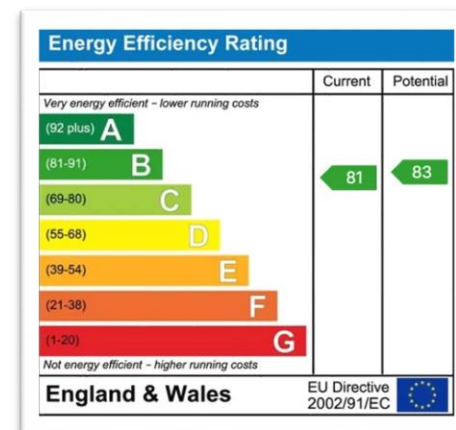
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

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 2025



Premium

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