



TENURE
Freehold.

COUNCIL TAX
Band G (from internet enquiry).

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

GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

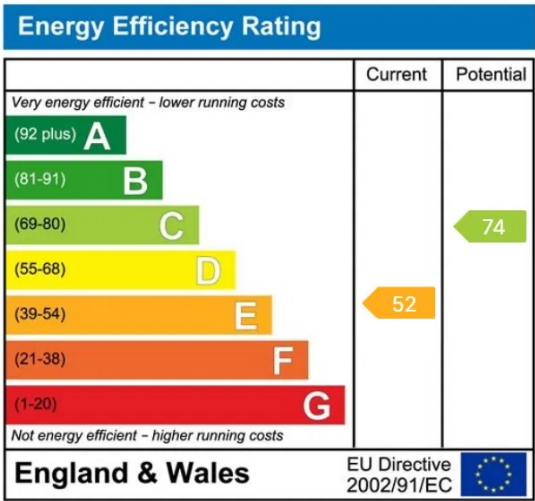
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 March 2025



Gateforth ~ Tamarisk Lodge, 6 Park Meadows, Gateforth Hall, Selby, YO8 9RG

"Tamarisk Lodge" is a most generous three bedroom detached bungalow of individual design located on the exclusive Gateforth Hall estate, set within a large garden plot and surrounded by peaceful countryside yet only a short drive to Gateforth village, with ease of access to the A1(M) and A19 for commuting further afield.

£650,000 OFFES OVER

- Generous detached bungalow of individual design
- Tremendous scope for further extensions and conversion of workshop into Annex (STPP)
- Two spacious reception rooms
- Charming breakfast kitchen with utility area
- Three double bedrooms
- Peaceful countryside location
- Garden grounds of approx 0.7 acres
- Detached workshop and stable block
- No onward chain

2 3 1

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.



Renton & Parr

CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

Set within the historic Gateforth Hall Estate dating back to the early 19th century, this unique and skilfully designed three double bedroom detached bungalow offers spacious living accommodation of approximately 1,650 sqft (excluding the workshop, garage and stables. The accommodation benefits from oil fired central heating, double glazed windows and a private sewerage scheme for the estate operated by Yorkshire water and in further detail comprises:-

Upon entering you are welcomed by a spacious entrance hallway that leads into a front facing lounge, featuring windows to the side and rear aspects revealing superb countryside views over the garden and adjoining farmland. The lounge boasts characterful wooden beams, hardwood floor covering and a large multi-fuel burning stove, creating a warm and inviting atmosphere. Sliding patio doors open onto a spacious balcony, creating the perfect spot for relaxation and enjoying the tranquil surroundings.

The hallway leads to three genuine double bedrooms, each offering delightful views to the front aspect. All bedrooms are served by a spacious and well-appointed family bathroom. The breakfast kitchen is fitted with a bespoke range of wall and base units, cupboards and drawers, complemented by oak block work surfaces and a Belfast sink unit. A range style cooker and hob add to the kitchen's appeal, along with comfortable space for breakfast table and chairs. Attractive engineered oak flooring flows into the utility space, which offers matching wall and base units, space and plumbing for white goods and a further Belfast sink unit. The utility space also provides access to the outside, a boiler room and a guest WC. A light and spacious dining room, with dual aspect and decorative ceiling timbers, concludes the ground floor accommodation.

To the outside, accessed off Hillam Road, the property enjoys a peaceful countryside location nestled down a quiet private lane that forms part of the historic Gateforth Hall Estate, originally built in the early 19th century as a shooting lodge. A sweeping driveway to the front offers ample parking for multiple vehicles and provides access to an internal double garage, which is equipped with both light and power.

A substantial detached workshop, of approx 600 sqft, creates a highly versatile space with excellent potential for further conversion in annex accommodation (subject to planning permission). The beautifully maintained gardens have been lovingly cared for by the current owners, showcasing a variety of established bushes, plants, shrubs and soft fruit trees. The overall plot size extends to approximately 0.7 acres, offering ample outdoor space for relaxation and enjoyment. Additionally, the property benefits from a stable block of approx 400 sqft, adding to the functionality and practicality of this home. There is a secondary access point from Meadow Park to the rear of the property.

This exceptional bungalow, set within a picturesque and historic estate offers the perfect blend of modern living and rural charm. Early viewing is highly recommended to fully appreciate the unique features and stunning location of this property.

