



**TENURE**  
Freehold

**COUNCIL TAX**  
Band G (from internet enquiry)

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

**AGENTS NOTES**  
An independent flood risk assessment report has been prepared by JOC Consultants of Otley - a copy of which is available for inspection at the office of Renton & Parr Wetherby by prior appointment.

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

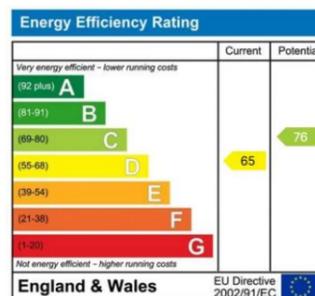
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 April 2025



## Newton Kyme ~ The Old Coach House, Croft Lane, LS24 9LR

An outstanding 17th century Grade II listed former coach house with approx. 2.5 acres of beautiful gardens and woodland area, providing 4 bedrooms 3 bathrooms of character and charm, nestling in the peaceful and historical setting of Newton Kyme.

- Gas central heating and Heritage approved double glazing
- Three car garage and ample parking space
- Three bedrooms on the ground floor and one bedroom on the first floor
- Impressive house bathroom
- Peaceful village location between Boston Spa and Tadcaster
- Far reaching country views to the north
- Large beautifully landscaped gardens and woodland area
- Combining period character with modern style and convenience

**£975,000 OFFERS OVER**

3 4 3

### MISREPRESENTATION ACT

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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.
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**Renton & Parr**

CHARTERED SURVEYORS  
ESTATE AGENTS  
VALUERS

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All-round excellence, all round Wetherby since 1950

## Property Description

This remarkable 17th-century Grade II listed coach house is set within 2.5 acres of stunning grounds. From the landscaped lawns and lavender garden to the wooded areas and tranquil pond, every inch of this property speaks to its elegance and charm. Situated between Boston Spa and Tadcaster, it offers peaceful countryside views while remaining well-connected to nearby towns and cities.

The versatile accommodation includes 4 bedrooms, 3 luxury bathrooms, 2 reception rooms and large breakfast kitchen room and successfully combines period style elegance and modern refinement meticulously maintained by the current owners.

The home features a perfect mix of historic character and modern luxury. The bespoke breakfast kitchen, designed and fitted by Jeremy Wood comes with an Aga and underfloor heating, opens onto a raised sun terrace that overlooks the gardens to the west. The elegant living room boasts a marble fireplace and large windows with long distance views over surrounding countryside towards the river Wharfe in the distance, while the dining hall connects seamlessly to a covered outdoor terrace. The accommodation includes four bedrooms with three on the ground floor including the principal suite which offers a walk-in wardrobe and en-suite shower room. Completing the ground floor is a separate fully tiled luxury shower room with walk in shower. A sweeping oak staircase leads to a guest bedroom 4 on the first floor featuring fitted wardrobes and another fully tiled en-suite shower room, providing comfort for visitors.

Outside, the property truly shines. A stunning landscape lavender garden with crunch gravel and paved paths to the front, wrought iron gates in turn lead to the side Sun terrace and gardens with mature borders, extensive lawn areas, Woodland area, pond and Dyke with a picturesque bridge linking two parts of the garden with secluded spots to enjoy nature. With a triple garage and ample parking, practicality is well-covered too.

Newton Kyme is located between Boston Spa and Tadcaster approximately 4 miles from the A-1 M and within commuting distance of York, Harrogate and Leeds. Newton Kyme is an unspoiled rural Hamlet steeped in history with the original Roman fort in the village mentioned in the Domesday book. The village is surrounded by parkland and open countryside.

The Old Coach House offers a rare opportunity to enjoy tranquillity and charm without sacrificing convenience.



Ground Floor



First Floor

NOT TO SCALE For layout guidance only

Total floor area 288.5 sq.m. (3,106 sq.ft.) Approx (Including Garages)

