



TENURE
Freehold.

COUNCIL TAX
Band F (from internet enquiry).

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

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

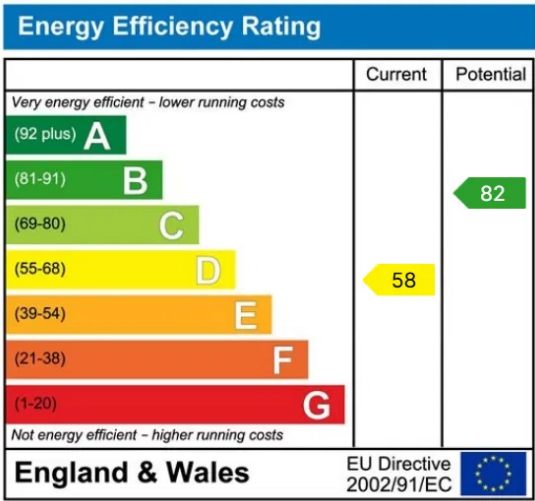
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 May 2025



North Deighton ~ Pear Tree Cottage, The Green, LS22 4EN

A delightful stone built detached cottage with three double bedrooms, overlooking the green with easy access to Harrogate and Wetherby. Boasting excellent south facing gardens to rear. Early viewing Recommended

- Modernised to a high spec throughout
- Light and spacious through lounge
- Well appointed kitchen with AGA
- Downstairs cloaks with wc
- 3 first floor double bedrooms and 2 bathrooms
- Outside studio room (original Garage)
- Wooden Cabin with light and power - Home Office
- Extension potential stpp
- Highly sought after location between Wetherby and Knaresborough

£650,000 PRICE REGION



MISREPRESENTATION ACT

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Property Description

Occupying a prominent position overlooking the village green, Pear Tree Cottage is an exceptional stone-built detached home in the heart of North Deighton—a highly sought-after village known for its character properties and enviable location between Harrogate and Wetherby. Set within Yorkshire’s prestigious Golden Triangle, the property offers excellent commuter links to Leeds, Harrogate, and York, with the A1(M) just two miles away. The nearby market town of Wetherby provides a wide range of day-to-day amenities.

This picturesque cottage has undergone a comprehensive and thoughtful renovation in recent years, creating a stylish and welcoming village home that meets the needs of modern living. The property benefits from a beautifully landscaped, south-facing rear garden with open views across the surrounding countryside—offering both privacy and tranquillity.

Accommodation

The accommodation extends to approximately **1,430 sq ft**, plus a versatile **studio room**, ideal for homeworking, a creative space, or conversion back to its original use as a garage. This is supplemented by a wood cabin with light power and heating installed and presently used as a home office. The property benefits from replacement double glazing and oil-fired central heating.

The ground floor features a spacious central reception hall with a cloakroom and a striking through living room that enjoys a dual aspect from north to south—perfect for both entertaining and relaxing. This leads into a high-specification breakfast kitchen, recently refitted and complete with an AGA cooker. A walk-in pantry with utility services for a washing machine adds further practicality. Upstairs, the property offers three generously sized double bedrooms, including a principal suite with en-suite shower room. A stylishly house bathroom serves the remaining two bedrooms.

Outside

The south-facing rear garden is mature and well-proportioned, offering a peaceful setting and exceptional outdoor space with well tended lawns and attractive pathways, beyond the walls is a small paddock with fruit and veg plot, seven fruit trees and former hen hut/garden store. There is a driveway at the side providing off road parking together with EV charger, water tap and lighting.

