



TENURE
Freehold

COUNCIL TAX
Band G (from internet enquiry)

SERVICES
We understand mains water, electricity, and drainage are connected. Heating is via Air Source heat pump.

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

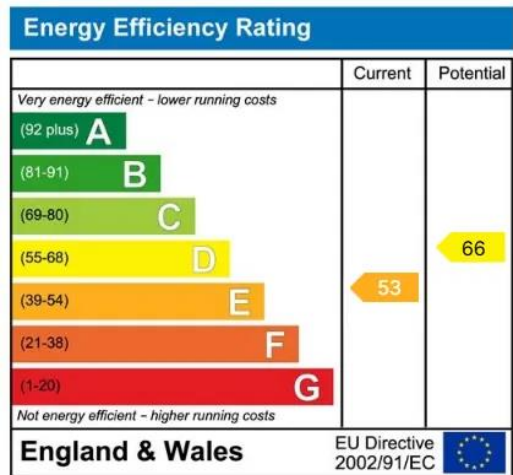
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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



Cowthorpe ~ Oak Tree House, Oak Tree Road, LS22 5EY

An impressive 6 bedroom detached family home, individually designed over three floors to the current owner's specification. Benefitting from an additional annex of 1,035 sq ft providing flexible and versatile living accommodation. All set within this charming village location within comfortable commuting distance of Wetherby, Harrogate and York.

- Substantial 6 bedroom, 3 bathroom detached family home
- Flexible accommodation arranged over three floors
- Four reception rooms
- Established gardens to the front and rear
- Additional detached annex accommodation
- Driveway parking and detached double garage
- Popular village location
- Available with no upward chain

£999,995 PRICE REGION

4 6 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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ESTATE AGENTS
VALUERS
01937 582731
sales@rentonandparr.co.uk
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Premium

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Property Description

Oak Tree House is a distinguished detached family home, individually designed to the current owners' specifications. Set across three bright and spacious floors, the property showcases high ceilings, elegant cornicing, and thoughtfully arranged living space. Underfloor heating serves the ground and first floors, with traditional radiators on the top floor.

The heart of the home is the elegant dual-aspect drawing room, featuring a hand-carved marble fireplace and a large bay window that floods the space with natural light. Double doors connect to a formal dining room, with steps leading to a fully tiled ground floor bathroom. At the rear, a spacious kitchen/breakfast room offers wooden cabinetry, a range cooker, integrated appliances, and ample space for family dining. A separate utility room provides additional storage, and a dedicated study completes the ground floor.

To the first floor; the principal bedroom enjoys wooden flooring, extensive fitted storage, and a stylish en suite shower room. Two further bedrooms are served by a luxurious family bathroom, featuring a roll-top bath and walk-in shower. A separate dressing room offers flexible use as an additional bedroom if desired.

To the second floor; two generously sized double bedrooms, both with ample built-in storage and eaves storage access.

To the outside; A standout feature is the detached annexe, offering an impressive 1,035 sq. ft. of flexible and versatile living space. The ground floor hosts a gym, cloakroom, and a games/cinema room currently accommodating a full-sized snooker table. The first floor presents a 37ft room ideal for use as a home office, studio, bedroom, or additional storage.

The property sits within a beautifully landscaped garden featuring topiary, a water feature, and a gravel driveway leading to a detached double garage with potential for workshop use. A flagstone terrace and private BBQ area provide perfect spaces for outdoor entertaining, with a lawned garden beyond.

Located in the peaceful village of Cowthorpe, the home is surrounded by scenic countryside yet conveniently close to the market town of Wetherby (4 miles) with its excellent amenities. There are several well-regarded schools nearby, including The Forest School, Tockwith C of E Primary, King James School, Queen Ethelburga's, and St. Aidan's C of E.

Excellent transport links include the A1(M) just under four miles away, easy access to Harrogate and York via the A59, and nearby Cattal railway station (approx. 3 miles), offering direct services to London in around 2.5 hours.

