



**TENURE**  
Freehold.

**COUNCIL TAX**  
Band E (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.

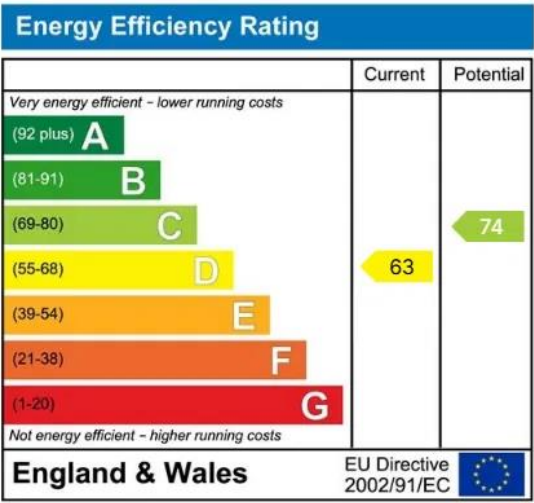
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

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 August 2025



**Saxton ~ Hawks Cottage, Main Street, Saxton, LS24 9PY**

A beautiful three bedroom period cottage, bursting with character and charm ideally situated in the heart of the popular village of Saxton

- An extended three bedroom character cottage
- Four reception rooms to ground floor
- Country kitchen with granite work surfaces
- Character features of exposed stone walls, polished wooden flooring and ceiling timbers
- Generous sized gated driveway providing off road parking for multiple vehicles
- Detached garage and additional outhouse storage
- Landscaped gardens
- Limestone garden walls
- Excellent village centre location

**£550,000** PRICE REGION

4 3 2

**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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Property Description

Enjoying a pleasant position along the Main Street of this picturesque and ever-popular village, this attractive period home effortlessly blends original character features with modern living. The accommodation in further detail comprises:

To the ground floor; a welcoming entrance porch with double doors opens into a light and spacious reception dining hallway, featuring attractive polished wood flooring, exposed ceiling timbers, and a charming bay window to the front.

Flowing seamlessly from the hallway is a well-proportioned living room, boasting an elegant feature fireplace with marble hearth and decorative timber mantelpiece. Glazed double doors lead into a superb garden room extension, enjoying a bright triple-aspect with bifold doors to two sides, providing a wonderful connection to the rear garden.

To the front of the house lies a further reception room currently used as a snug/sitting room, with rustic charm provided by a feature fireplace with exposed brick surround, heavy timber mantel, and cast-iron wood-burning stove. A built-in window seat and exposed ceiling timbers complete this cosy space.

At the heart of the home is a beautifully appointed country kitchen fitted with a range of Shaker-style wall and base units with granite work surfaces and matching upstands. Integrated appliances include a Falcon range-style double oven with induction hob and extractor hood, integrated dishwasher, washer-dryer, fridge and freezer. Tiled flooring extends through the breakfast/dining area and into the rear hallway. From here there is a downstairs W.C., large boiler cupboard and rear door access.

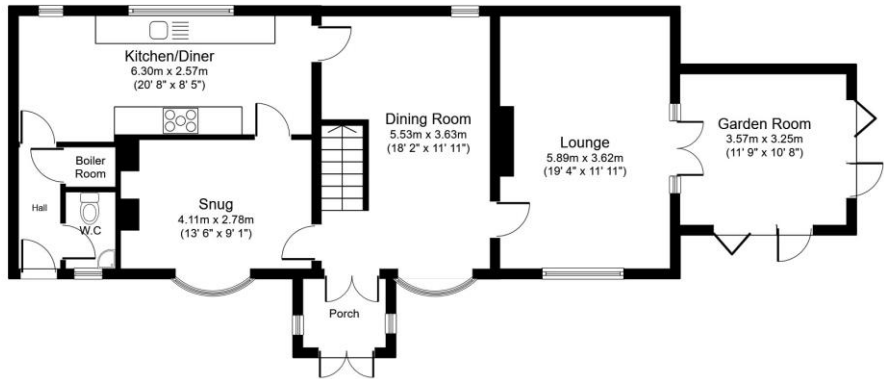
To the first floor; a charming landing with exposed ceiling timbers, storage cupboards and two double-glazed windows connects the bedrooms.

Bedroom one is a spacious double room with polished wood flooring, fitted wardrobe, and front-facing window. Bedroom two is another generous double room with recess for wardrobes and elevated storage. The third bedroom is a single room with fitted wardrobe cupboard.

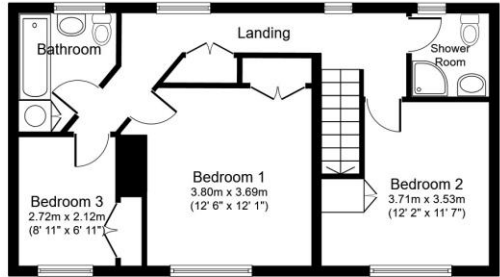
A stylish shower room enjoys feature wall of exposed stone, corner shower cubicle, low flush WC, and pedestal wash basin. The family bathroom is located at the other end of the landing featuring a traditional white suite including panelled bath with shower and screen above, low flush W.C., pedestal basin, and airing cupboard housing the insulated water tank.

To the outside; a gated driveway provides ample off-street parking for multiple vehicles and leads to a detached single garage with remote controlled motorised up and over door, light and power laid on. An additional outbuilding offers useful garden storage.

The landscaped rear gardens are a true feature of the property – predominantly laid to lawn and enclosed by attractive limestone perimeter walls. Well-stocked borders provide seasonal colour, while a stone-flagged patio creates an ideal spot for outdoor entertaining and al fresco dining in the warmer months.



Ground Floor



First Floor



NOT TO SCALE For layout guidance only  
Total floor area 153.7 sq.m. (1,654.4 sq.ft.) Approx