



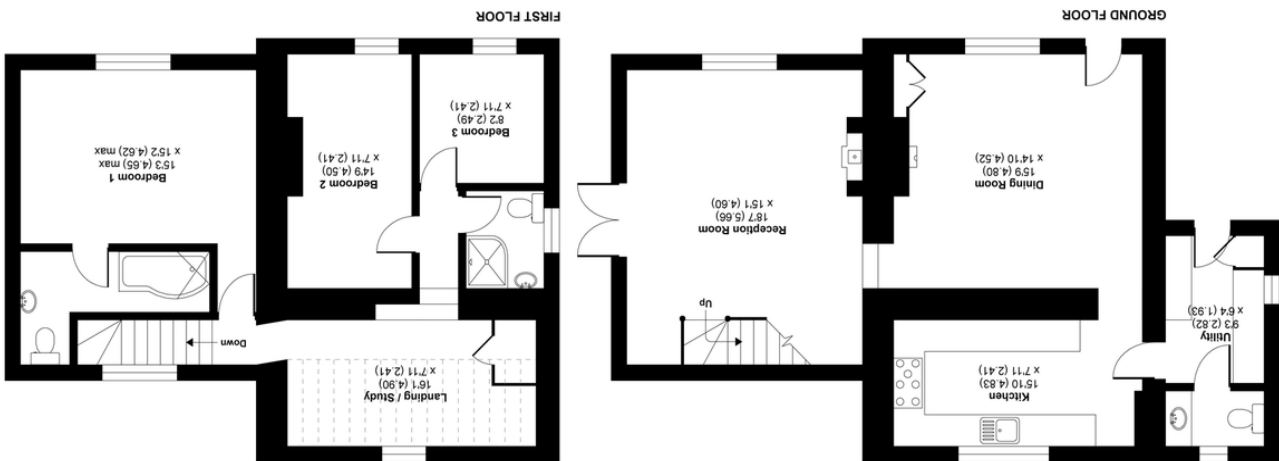
T. 01937 582748
F. 01937 580571

www.thomlinsons.co.uk
office@thomlinsons.co.uk

24 High Street | Wetherby | West Yorkshire | LS22 6LT

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Denotes restricted head height

Approximate Area = 1459 sq ft / 135.5 sq m
Limited Use Area(s) = 88 sq ft / 8.1 sq m
Total = 1547 sq ft / 143.7 sq m
For identification only - Not to scale



Main Street, Newton Kyme, Tadcaster, LS24



Harrys Cottage
Main Street, Newton Kyme



Guide Price £595,000

Harrys Cottage, Main Street, Newton Kyme, Tadcaster, North Yorkshire, LS24 9LS

A beautifully presented detached stone cottage, perfectly blending timeless character with contemporary family living, set in the heart of the highly sought-after village of Newton Kyme. Enjoying stunning countryside views, a substantially enlarged private garden and a superb, detached garden

HARRYS COTTAGE

A Charming Detached Stone Cottage Enjoying Beautiful Countryside Views

Occupying an enviable position within the highly regarded village of Newton Kyme, Harry's Cottage is an attractive detached stone cottage that has been thoughtfully improved and sympathically enhanced by the current owners. Combining period character with the comforts of modern living, the property enjoys a delightful setting with uninterrupted views across open countryside, together with beautifully landscaped gardens and a superb detached garden studio.

The substantially enlarged gardens provide an exceptional outdoor space, offering a high degree of privacy and an idyllic setting for both entertaining and everyday family life, whilst making the very most of the property's outstanding rural outlook.

Internally, the accommodation is beautifully presented throughout and retains much of the charm expected of a cottage of this nature, complemented by carefully considered modern improvements. The welcoming sitting room, complete with a wood-burning stove, provides a warm and inviting focal point, whilst a separate dining room offers an ideal space for both formal dining and family gatherings. The well-appointed kitchen is accompanied by a useful utility room and ground floor cloakroom.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite facilities, together with a stylish family shower room.

A particular feature of the property is the detached garden studio, a high-quality addition providing exceptionally versatile accommodation. Currently arranged as a home office, gymnasium and guest room, it lends itself equally well to a variety of uses including a creative studio, consulting room or independent workspace, making it ideally suited to modern lifestyles.

Outside, the landscaped gardens wrap around the property, creating a wonderful sense of space and privacy. Extensive lawns, established planting and carefully positioned seating areas allow the gardens to be enjoyed throughout the seasons, whilst ample driveway parking further enhances the property's practicality.

NEWTON KYME

Newton Kyme is widely regarded as one of the area's most sought-after villages, enjoying a peaceful rural setting whilst remaining exceptionally well placed for access to surrounding centres.

The village lies approximately two miles from Boston Spa and three miles from Tadcaster, both offering an excellent range of everyday amenities, independent shops, cafés and restaurants. The historic city of York and the commercial centre of Leeds are both within comfortable commuting distance, with the A1(M) providing excellent road connections throughout the region.



- Surrounded by attractive Yorkshire countryside, the village offers an enviable balance between rural tranquillity and modern convenience.
- Features at a Glance**
- *Detached stone cottage
 - *Highly sought-after village location
 - *Superb uninterrupted countryside views
 - *Beautifully enlarged landscaped gardens
 - *Detached garden studio/home office
 - *Sitting room with wood-burning stove
 - *Separate dining room
 - *Well-appointed kitchen and utility room
 - *Ground floor cloakroom
 - *Three generous bedrooms
 - *Principal bedroom with en-suite
 - *Family shower room
 - *Ample private driveway parking

COUNCIL TAX BAND C

